

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 22, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Harcourt, Kennedy, Marzari, Puil  
and Rankin.

ABSENT: Alderman Gibson (Civic Business)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown

SECONDED by Ald. Rankin

THAT the Minutes of the Regular Council Meeting of February 15, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil

SECONDED by Ald. Kennedy

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Transfer of Self-serve License  
from 2150 Cambie Street to  
2808 West Broadway.

The Council received a delegation from Mr. D. Sharp - Gulf Oil Canada Ltd., requesting that the self-service license privileges be transferred from the gasoline station at 2150 Cambie Street to 2808 West Broadway.

Council noted a City Manager's report dated February 18, 1977 giving details of the development permit applications and other related facts.

MOVED by Ald. Marzari

THAT the request of Gulf Oil Canada Ltd., to transfer its self-service license privileges from 2150 Cambie Street to 2808 West Broadway, be granted, and the necessary amendment to Schedule B of the License By-law be submitted to Council by the Director of Legal Services.

- CARRIED UNANIMOUSLY

Regular Council, February 22, 1977. . . . . 2.

DELEGATIONS (Cont'd)

2. Complaint re Tax Buying Agency.

Council, on February 8, 1977, approved a recommendation of the Community Services Committee concerning a Tax Buying Agency. The recommendation requested that the operator of Basmar Tax Services, 56 East Hastings Street, appear before Council to show cause why his business license should not be suspended.

Mr. Shepard, Counsel for the Company, addressed the Council, submitted a brief citing the incident from which the complaint originated and indicated that no transaction took place within the jurisdiction of the City.

Mr. Lyle Torgeson, the complainant, also addressed Council and gave his views on the incident when he originally approached Basmar Tax Services.

After due consideration, it was

MOVED by Ald. Rankin

THAT the business license of Basmar Tax Services of 56 East Hastings Street, be suspended for the balance of 1977.

- CARRIED UNANIMOUSLY

3. 4584 West 1st Avenue - Additions

The Council received a delegation from Mrs. M. Tomsich on the subject of the additions made to an existing dwelling at 4584 West 1st Avenue. Mrs. Tomsich, a resident of the area, gave the history of the matter, urging that Council uphold the decision of the Board of Variance of April 23, 1975.

Dr. Setty Pendakur also addressed Council on the matter giving his views and stating the various options open to Council.

Council noted a report from the City Manager, dated February 16, 1977 which detailed the history of the matter and the present situation. A letter from the Board of Variance, dated November 16, 1976, was also noted, in which the Board respectfully requested that Council instruct the Director of Legal Services to take appropriate action immediately, based on the Board's decision of April 23, 1975.

MOVED by Ald. Harcourt

THAT the report of the City Manager, dated February 16, 1977, and the letter from the Board of Variance dated November 16, 1976, be received, on the understanding that the matter will be further discussed 'In Camera' later this day.

- CARRIED UNANIMOUSLY

4. Bus Shelters

The Council gave consideration to a report from the City Manager, dated February 11, 1977, concerning Bus Shelters, in which the City Engineer requested policy decisions on the subject. The City Engineer addressed Council and pointed out that, in the fourth paragraph of the report it should be noted that the elimination of billboards was at bridgeheads and on rooftops only.

Cont'd..

Regular Council, February 22, 1977. . . . . 3.

DELEGATIONS (Cont'd)

Bus Shelters (Cont'd)

The Council received the following delegations:

Mr. W. Nicolle - Superior Signs Division - City Bench, proposing that the advertising on benches continue as is.

Mr. T.G. Peters - Goodwill Advertising Co., Ltd., also proposing that bench advertising be continued.

Mr. D. Rey - J.C. Decaux Ltd., submitted an illustrated brochure giving details of his Company's products and speaking in support of his Company's proposal.

Mr. R.D. Sinclair - Seaboard Advertising Company, speaking in support of his Company's position and its proposal.

Mr. N. Davidowicz - Killarney Champlain Citizens for Action, referred to bus shelters that were scheduled to be constructed but had not yet been installed, and spoke to, and filed with the Council, a number of recommendations.

MOVED by Ald. Puil

THAT the City permit advertising on bus shelters on City street allowance and enter into agreements with private companies to supply, install and maintain bus shelters.

- CARRIED

(Ald. Brown and Rankin opposed)

MOVED by Ald. Harcourt

THAT the procedures outlined on page 2 of the City Manager's report dated February 11, 1977, be referred to the Standing Committee on Transportation for consideration and report.

- CARRIED

(Ald. Rankin opposed)

5. City-owned Property at the N/W  
Corner of Jackson and Prior Street.

The Council received a delegation from Pastor Annie Girard concerning the property at the North West corner of Jackson Avenue & Prior Street. In this regard Council also noted a report, dated February 11, 1977, from the City Manager.

MOVED by Ald. Rankin

THAT City-owned Lot A, Subdivision of Lots 17 & 18, Blocks D.L. 196 and 197, situated at the North West Corner of Jackson Avenue and Prior Street, be sold to Pastor Girard for the sum of \$35,000 on the understanding that 4 ft. for lane purposes will be dedicated to the City at some future date, should her church be demolished, and prior to any redevelopment of the property.

- CARRIED UNANIMOUSLY

The Council recessed at 3.55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5.05 p.m., with the same Members present.

UNFINISHED BUSINESS1. Salaries of Members of Council

Council, on January 18, 1977, deferred consideration of a memorandum from the Mayor concerning the salaries of Members of Council. The Mayor had recommended a 6% increase in the salaries of the Aldermen and the Mayor for 1977, which is the lower level of the A.I.B. guidelines. The Mayor had withdrawn a further recommendation on the discontinuation of extra stipend for Deputy Mayor.

MOVED by Ald. Harcourt

THAT the recommendation of the Mayor, as contained in his memorandum of January 17, 1977, be approved, whereby the salaries of Aldermen and Mayor be increased by 6% for 1977.

- LOST (tie vote)

Ald. Bellamy, Brown, Ford, Gerard and Rankin opposed)

COMMUNICATIONS OR PETITIONS1. Request for Amendment to  
Vancouver City Charter.

Council noted a letter, dated February 12, 1977, from Vancouver Council of Women in which the organization recommended that Section 37 of the Vancouver City Charter be amended to include the word 'Canadian' in respect of the qualifications for Mayor and Aldermen.

The City Clerk, in a memorandum dated February 16, 1977, commented on the letter from the Vancouver Council of Women and recommended as follows:

'THAT the Council, when next seeking Charter Amendments request a change whereby Section 37, re qualifications for running for civic office, be made to conform with Section 7, respecting qualifications for being placed on the Voters List, insofar as Canadian citizen is referred to.

I would also recommend that Section 143, which sets out the Oath to be taken by Members of Council before assuming office, be changed similarly."

MOVED by Ald. Rankin

THAT the recommendation of the City Clerk, as stated above, be approved.

- CARRIED UNANIMOUSLY

2. Proposed Text Amendment to Restrict  
Development in C2 Commercial Districts.

Under date of February 14, 1977, the Suburban Business Property Owners' Association submitted a letter requesting to appear before Council on the proposed text amendment to restrict development in C2 Commercial Districts. Council was advised that the Director of Planning will be giving a report reference on the matter on March 8, 1977.

MOVED by Ald. Brown

THAT the request of the Suburban Business Property Owners' Association to appear as a delegation be granted.

- CARRIED UNANIMOUSLY

Regular Council, February 22, 1977. . . . . 5.

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Vancouver City Planning  
Commission By-law.

At the last Council meeting instructions were issued to report to the February 22 Council Meeting, as a result of a review of the Vancouver City Planning Commission By-law, in the light of the Mayor's letter of February 14, proposing various changes.

In this regard the Council noted a letter from the City Clerk requesting a further deferment to March 8, 1977, by which time the necessary discussions with the various parties will have taken place.

MOVED by Ald. Rankin

THAT further consideration of the Vancouver City Planning Commission By-law be deferred until March 8, 1977.

- CARRIED UNANIMOUSLY

4. Retention of Improvements  
at 3020 West 3rd Avenue.

MOVED by Ald. Harcourt

THAT the request of Mrs Dolores Dobrowolski to appear before Council as a delegation concerning improvements to a house at 3020 West 3rd Avenue, be granted.

- CARRIED UNANIMOUSLY

5. Cultural Exchange Program -  
Grant Request.

Council noted a letter dated February 9, 1977, from the Magee Secondary School, requesting financial support for a cultural exchange program between its School Band and schools in Quebec and Ontario.

MOVED by Ald. Harcourt

THAT no action be taken and the applicant be advised that Council is of the opinion that this is a matter for the consideration of the Provincial Government and the School Board.

- CARRIED UNANIMOUSLY

6. Request for Resolutions to be  
Considered at the Federation of  
Canadian Municipalities 1977 Conference.

Under date of February 18, 1977, the City Clerk submitted a memorandum advising of the 1977 Conference of the Federation of Canadian Municipalities to be held in Toronto May 15 - 18, 1977. Department Heads were asked to submit proposed resolutions, however no resolutions were received.

The Mayor, in a memorandum dated February 22, 1977, submitted a resolution and, after suggested changes to which the Mayor agreed, it was

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)Resolutions - F.C.M. Conference (Cont'd)

MOVED by Ald. Brown

THAT WHEREAS the vitality and viability of our Canadian Confederation is at a crossroads because of the expressed intention of the Government of Quebec to pursue, by referendum means, independence for that Province;

AND THEREFORE, the existence of Canada as a united nation now more than ever depends upon the individual and collective resolve of all citizens, from Pacific to Arctic to Atlantic, whatever their culture, language or regional affinity, to emphasize the merits of our diversity and thereby proclaim the benefits of federalism;

THEREFORE BE IT RESOLVED THAT the Federation of Canadian Municipalities affirms its strong commitment to a vigorous, united Canada, a Canada within which all Provinces and all of our people can grow and prosper in harmony.

- CARRIED UNANIMOUSLY

Alderman Kennedy, at this point, submitted a resolution, and it was

MOVED by Ald. Kennedy

THAT WHEREAS the Federation of Canadian Municipalities will be meeting in Toronto on May 15 - 18, 1977, and suggestions for agenda items are being requested;

AND WHEREAS the Federal Government has made several indications of willingness to participate with local governments on mass transit problems;

THEREFORE BE IT RESOLVED THAT the City of Vancouver requests this matter be made a topic of a special meeting to involve major cities, appropriate Provincial Departments and the Federal Government.

- CARRIED UNANIMOUSLY

7. Cars, Congestion and  
Pollution in the City.

The Council noted a letter from Mr. Paul Wichlinski requesting to appear as a delegation concerning cars, congestion and pollution in the City.

MOVED by Ald. Bellamy

THAT the delegation request be granted and Mr. Wichlinski appear before the Standing Committee on Transportation.

- LOST

(Ald. Brown, Harcourt, Marzari, Puil, Rankin and  
the Mayor opposed)

MOVED by Ald. Rankin

THAT the delegation request be granted and Mr. Wichlinski appear before Council.

- CARRIED

(Ald. Bellamy, Gerard and Puil opposed)

Regular Council, February 22, 1977. . . . . 7.

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Use of Land at Entrance  
to Stanley Park.

Council noted a letter, dated February 21, 1977, from the 'Save the Entrance to Stanley Park' Committee asking to appear as a delegation with respect to a proposal re the use of the land at the Park entrance.

MOVED by Ald. Harcourt

THAT the request be granted and Council hear the delegation when the various options are before Council for consideration. In the meantime, the organization be in touch with the Director of Planning to discuss its proposal.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S  
GENERAL REPORT  
FEBRUARY 18, 1977.

Works & Utility Matters  
(February 18, 1977)

The Council considered this report which contains six clauses, identified as follows:

- Cl. 1. Closure of Portion of North Side of 19th Avenue,  
East of Sophia Street.
- Cl. 2. Local Improvement - Reduction in Scope.
- Cl. 3. Communication Channel for Connaught Bridge.
- Cl. 4. 944 Denman Street - Tree Relocation for Crossing,  
D.P.A. 75969.
- Cl. 5. Recycling Pilot Project.
- Cl. 6. Initiation of Local Street Curbing and Paving -  
Mount Pleasant N.I.P. Area.

Clauses 1, 2 and 3.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

944 Denman Street - Tree Relocation  
for Crossing - D.P.A. 75969  
(Clause 4)

MOVED by Ald. Gerard

THAT the tree obstructing the proposed sidewalk crossing at 944 Denman Street be relocated by the Park Board at the expense of the developer.

- CARRIED UNANIMOUSLY

Regular Council, February 22, 1977. . . . . 8.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters  
(February 18, 1977) (Cont'd)

Recycling Pilot Project  
(Clause 5)

MOVED by Ald. Harcourt

THAT the recommendations of the City Engineer, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Initiation of Local Street Curbing  
& Paving - Mount Pleasant N.I.P. Area.  
(Clause 6)

MOVED by Ald. Marzari

THAT recommendations A, B, D and E of the City Engineer, as contained in this clause be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY.

MOVED by Ald. Marzari

THAT recommendation C of the City Engineer, as contained in this clause, be approved.

- LOST NOT HAVING RECEIVED  
THE REQUIRED MAJORITY.

(Ald. Bellamy, Brown, Kennedy, Puil  
and the Mayor opposed)

Building & Planning Matters  
(February 18, 1977)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Harbour Park Feasibility Study.
- Cl. 2. Heritage Building Alterations - Hudson's Bay Store.
- Cl. 3. Rezoning Application - 869 East 21st Avenue.

Harbour Park Feasibility Study  
(Clause 1)

In considering this clause, the Council noted an Appendix from the Director of Planning, circulated this day for Council's information, proposing the Terms of Reference re the Feasibility Study. Mr. D. Hickley, representing the Director of Planning, spoke with respect to the property and gave the background of Council's action.

Commissioner Bain, Chairman of the Park Board, also addressed Council, expressing concern and requesting close liaison between his Board, the Director of Planning and the City Engineer on any aspect of Harbour Park property. The request was agreed to.

MOVED by Ald. Puil

THAT this whole matter, including the proposed Terms of Reference, be deferred until the next regular meeting of Council.

- CARRIED UNANIMOUSLY



Regular Council, February 22, 1977. . . . . 9.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters  
(February 18, 1977) (Cont'd)

Heritage Building Alterations -  
Hudson's Bay Store.  
(Clause 2)

MOVED by Ald. Harcourt  
THAT the recommendation of the City Manager, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

Rezoning Application -  
869 East 21st Avenue  
(Clause 3)

MOVED by Ald. Bellamy  
THAT the recommendation of the City Manager, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(February 18, 1977)

The Council considered this report which contains two clauses,  
identified as follows:

- Cl. 1. Parking Meter Checker Program.
- Cl. 2. Lease of C.P.R. Right-of-Way to the City for Parking -  
West Boulevard from 37th Avenue to 42nd Avenue.

Parking Meter Checker Program  
(Clause 1)

MOVED by Ald. Harcourt  
THAT recommendations A, B and C of the City Engineer, as  
contained in this clause, be approved and recommendation D be  
referred to the Transportation Committee for consideration and  
report.

- CARRIED UNANIMOUSLY

Lease of C.P.R. Right-of-Way to the City  
for Parking - West Boulevard from 37th  
Avenue to 42nd Avenue.  
(Clause 2)

At the request of the City Manager, this clause was withdrawn  
and referred back to the City Manager for further negotiations.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Finance Matters  
(February 18, 1977)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Library - Staffing.
- Cl. 2. Legal Expenses, P.C.599 Dennis, K.L.; Civil Action, E. Lazarov.
- Cl. 3. Certificate of Occupancy Program.
- Cl. 4. Marathon Realty Company Limited and Development of Area 2, False Creek (North Side)

Library - Staffing  
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Legal Expenses, P.C.599 Dennis, K.L;  
Civil Action, E. Lazarov.  
(Clause 2)

MOVED by Ald. Rankin

THAT the recommendation of the Vancouver Police Board, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Certificate of Occupancy Program  
(Clause 3)

Prior to consideration of this clause, the Director of Permits and Licenses gave a report reference as directed by Council at a previous meeting.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, as contained in this clause, be approved, subject to the necessary amendments to the Building By-law being enacted prior to the commencement of the Occupancy Program.

- CARRIED

(Ald. Gerard, Kennedy and Marzari opposed)

The Council recessed at 6.05 p.m. to reconvene to continue with Regular Council business following the Public Hearing scheduled for 7.30 p.m.

Regular Council, February 22, 1977. . . . . 11.

The Council, in Committee of the Whole, reconvened at 9:00 p.m., with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Harcourt, Kennedy, Marzari,  
Puil and Rankin.

ABSENT: Alderman Gibson (Civic Business)

CLERK TO THE COUNCIL: M. Kinsella.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters  
(February 18, 1977) (Cont'd)

Marathon Realty Company Limited and  
Development of Area 2, False Creek  
(North Side)  
(Clause 4)

MOVED by Ald. Marzari

THAT consideration of this clause be deferred and Marathon Realty Company Limited be invited to present a report reference on its development plans for the North Side of False Creek.

- CARRIED UNANIMOUSLY

Property Matters  
(February 18, 1977)

The Council considered this report which contains four clauses, identified as follows:

- Cl. 1. Establishing a Portion of City-owned Lot for Road Purposes.
- Cl. 2. Leasing of Water Lot 7030 at Jericho Beach.
- Cl. 3. Burrard Street Widening - Purchase of the East 7 feet 1801 West Broadway.
- Cl. 4. Acquisition for Park Site #7 (West End Park and School Site) 1069 - 1089 Thurlow Street.

Clauses 1 - 4 inclusive

MOVED by Ald. Puil

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee  
on Planning and Development  
(February 10, 1977)

Planning Department's  
Annual Review  
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, February 22, 1977. . . . . 12

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

II. Report of Standing Committees on  
Finance and Administration and  
Community Services.  
(February 10, 1977)

Civic Grant Procedures  
and Guidelines.  
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Community Services.  
(February 10, 1977)

The Council considered this report which contains three clauses,  
identified as follows:

- Cl. 1. Progress Report on THE 44.
- Cl. 2. Recreation Budget - THE 44 (Multi-use Centre) and  
Downtown Eastside Recreation Project.
- Cl. 3. Operating Agreement and Budgets for THE 44.

Clauses 1 - 3 inclusive

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in  
clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee  
on Finance and Administration  
(February 10, 1977)

The Council considered this report which contains three clauses,  
identified as follows:

- Cl. 1. 1977 Information Brochure Insert in Tax Notice.
- Cl. 2. Community Music School of Greater Vancouver - Request  
for Increased Civic Grant.
- Cl. 3. 1977 Grant Request - Vancouver Art Gallery.

1977 Information Brochure  
Insert in Tax Notice  
(Clause 1)

MOVED by Ald. Brown

THAT the recommendations of the Committee, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, February 22, 1977. . . . . 13.

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee on  
Finance and Administration  
(February 10, 1977) (Cont'd)

Community Music School of Greater Vancouver  
Request for Increased Civic Grant.  
(Clause 2)

MOVED by Ald. Brown

THAT recommendation A of the Committee, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY.

MOVED by Ald. Brown

THAT recommendation B of the Committee, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

1977 Grant Request -  
Vancouver Art Gallery.  
(Clause 3)

MOVED by Ald. Brown

THAT the recommendations of the Committee, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY.

V. Report of Standing Committee  
on Planning and Development  
(February 10, 1977)

The Council considered this report which contains four clauses,  
identified as follows:

- Cl. 1. Status of Rezoning Applications.
- Cl. 2. Status Report on Major Development Permit Applications
- Cl. 3. 1976 Census Figures.
- Cl. 4. Central Broadway Urban Design Guidelines.

Clauses 1, 3 and 4.

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in  
clauses 1, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Status Report on Major Development  
Permit Applications.  
(Clause 2)

MOVED by Ald. Harcourt

THAT recommendations A, B and C of the Committee, as contained  
in this clause, be approved.

- CARRIED UNANIMOUSLY

(Ald. Rankin was opposed to Recommendation B.)

Regular Council, February 22, 1977. . . . . 14.

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

VI. Report of Standing Committee on  
Finance and Administration  
(February 17, 1977)

1977 Preliminary Revenue  
Budget Estimates.  
(Clause 1)

MOVED by Ald. Brown

THAT the recommendations of the Committee, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee  
on Transportation.  
(February 17, 1977)

The Council considered this report which contains two clauses,  
identified as follows:

- Cl. 1. Proposed Widening of the Stanley Park Roadway.
- Cl. 2. G.V.R.D. Regional Transportation Proposal.

Proposed Widening of the  
Stanley Park Roadway  
(Clause 1)

MOVED by Ald. Kennedy

THAT the recommendation of the Committee be amended and then  
approved as follows:

'THAT prior to the joint Council/Park Board public meeting  
the Standing Committee on Transportation and appropriate  
City officials meet with the Park Board to discuss the  
original proposal and alternative options for provision  
of an emergency access strip in the Stanley Park Roadway  
widening proposal.'

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

G.V.R.D. Regional Transportation Proposal  
(Clause 2)

MOVED by Ald. Kennedy

THAT the recommendation of the Committee, as contained in  
this clause, be approved.

- CARRIED UNANIMOUSLY

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G.V.R.D. Matters

Alderman Brown queried whether it would be advisable for  
Council to express its views on the study by the University  
Endowment Lands Task Force at the present time, or wait until  
the report is filed. It was agreed that Council should withhold  
official comment until the report has been filed.

Regular Council, February 22, 1977. . . . . 15.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and Report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. By-law to amend By-law No.3334,  
Being the Subdivision Control By-law.

In accordance with the action of Council earlier this day, consideration of this by-law was deferred. (See page 11)

MOTIONS

- A. Establishment for Road Purposes  
(S/E Corner Renfrew & McGill)

MOVED by Ald. Rankin

SECONDED by Ald. Bellamy

THAT WHEREAS the City of Vancouver is the registered owner of Lot 365, Town of Hastings, Plan 100;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described lands for road purposes;

THEREFORE BE IT RESOLVED that all that portion of Lot 365 except South 10 feet now lane, Town of Hastings, Plan 100, described as follows:

Commencing at the northwesterly corner of said Lot 365, thence East 21 feet, following in the northerly limit of said Lot 365;

Thence S69° 09' W, 22.47 feet, more or less, to intersection with the westerly limit of said Lot 365 at a point 8 feet southerly from the northwesterly corner of said Lot 365;

Thence north 8 feet following in the westerly limit of said Lot 365 to the point of commencement.

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated January 4, 1977 and marginally numbered LF 8036, a print of which is hereunto attached,

be and the same is hereby established for road purposes and declared to form and constitute portion of road.

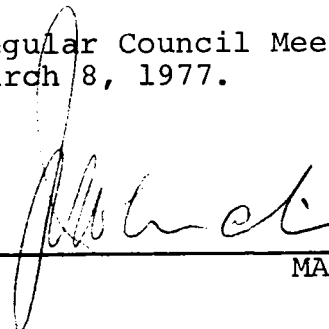
- CARRIED UNANIMOUSLY

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The Council adjourned at 9:40 p.m.

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The foregoing are Minutes of the Regular Council Meeting  
of February 22, 1977, adopted on March 8, 1977.

  
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MAYOR

  
\_\_\_\_\_  
CITY CLERK



MANAGER'S REPORT

February 18, 1977

TO: Vancouver City Council

SUBJECT: The Gulf Oil Canada Ltd. Gasoline Stations -  
2808 West Broadway and 2150 Cambie Street

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"The City Clerk has received a letter from Mr. D. J. Sharp (see Appendix I) requesting that the self-serve license privileges be transferred from the gasoline service station at 2150 Cambie Street (at 6th Avenue) to 2808 West Broadway (at Macdonald Street).

The Development Permit Applications providing the construction and/or additions to the above noted gasoline stations were processed as follows:

1. 2808 West Broadway at Macdonald Street - Development Permit #72434

Approved by the Director of Planning on March 8, 1976 'thereby permitting an addition of a 25' x 30' to the existing gasoline service station.' This gasoline service station was erected in 1957 and will contain 4 service bays and 2 pump islands.

2. 2150 Cambie Street at 6th Avenue - Development Permit #64012

Approved by the Technical Planning Board on September 28, 1973 'thereby permitting the demolition of the existing gasoline service station on this site and the construction of a new car wash with gasoline pumping facilities.' The approved gasoline service station includes a car wash, 4 pump islands, and kiosk. This gasoline service station will revert to full service.

The statistics, submitted with the Manager's Report on Self-service Gasoline Stations, dated April 7, 1975 (approved by City Council April 15, 1975) listed Gulf Oil Canada Ltd. as having a total of 57 gasoline filling stations in the city, 6 of which were shown as being open or approved as self-service. Additional Gulf self-serve gasoline filling stations have been approved and Schedule 'B' of the License By-law controlling self-service gasoline stations now lists Gulf Oil Canada Ltd. as having 9 self-serve stations which would be 15.8% of the number stated in the City Manager's Report, generally within the City Council's limit of 15%.

Gulf Oil Canada Limited advise that as of February 1, 1977, they have 38 gasoline serve stations in the city, 9 of which are self-serve. However, paragraph 7 explaining the Methods of Control contained in the City Manager's Report on April 7, 1975 stated:

'In order to specify a limit on the number of self-serve gas stations it is clear that a number rather than a percentage should be given. However, a number would not necessarily account for differences in the size of companies. To overcome this, a method of control is proposed that fixes the number of self-serves at 15 percent for each company and calculated from that company's total service stations on April 1, 1975. Reduction in total numbers after that date would have no effect on the number of self-serves permitted, thus eliminating any encouragement of retention of marginal gas stations. Certain other provisions are included so as to be equitable to smaller companies.'

Continued . . . . .

If this transfer of self-service license were permitted, the number of self-service gasoline stations would remain unchanged.

If this exchange of self-service license is allowed 2808 West Broadway at Macdonald Street should be added and 2150 Cambie Street at 6th Avenue deleted from the list of permitted self serve gasoline stations in Schedule 'B' of the License By-law regarding self-service gasoline service stations.

Gulf Oil Canada Ltd. has requested that they be permitted to appear as a delegation before Council when this application is considered."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION: Gulf Oil Canada Ltd.

FOR COUNCIL ACTION SEE PAGE(S) 255

MANAGER'S REPORT

February 16, 1977

TO: Vancouver City Council

SUBJECT: 4584 West 1st Avenue, Vancouver, B.C.

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"This report deals with additions made to the existing dwelling 4584 West 1st Avenue. The Mayor at Councils meeting of January 25, 1977 on a request of Alderman Ford asked for a status report on this subject.

BRIEF HISTORY

This subject has a very long and complicated history. In March 1975 a Building Permit was issued to carry out exterior alterations to the existing dwelling. It was later determined that a Development Permit Application should have been required for this work. Subsequently, later in March 1975, a Development Permit was issued on behalf of the Director of Planning permitting these alterations. An appeal filed by four neighbouring property owners against this Development Permit Application was allowed by the Board of Variance. By this time, much of the work on the dwelling had been completed. The work, however, was stopped.

The dwelling, as altered, would be non-conforming to the Floor Space Ratio and Height regulations of the (RS-1) One Family Dwelling District Schedule.

Subsequently, the matter was dealt with on several occasions by City Council. On October 19, 1976 Council considered a report dated October 14, 1976 from the Director of Permits and Licenses (Appendix 1), and resolved:

'THAT the appropriate City Officials be requested to issue to the owner of 4584 West 1st Avenue, a development permit and building permit that comply with the proposed roof-line modification illustrated on the sketch submitted by the owners on October 6, 1975, subject to the appropriate plans being submitted.'

PRESENT SITUATION

As a result of Council's resolution of October 19, 1976, a Development Permit Application #75874 was submitted by the owner's lawyer to alter the third storey of the dwelling. The drawings submitted with the application were incomplete but indicated a modified roof-line as referred to in Council's resolution of October 19, 1976 (Appendix 2) and the applicant stated at that time that he would submit the additional information. On January 10, 1977 more complete plans were submitted, however, it should be noted that these refused drawings do not comply with the proposed roof-line modification referred to in Council's resolution (Appendix 3 and 4) and, in fact, appear to represent the building as it now exists with little change.

Since this Development Permit Application does not comply with Council's resolution and since the building exceeds the Floor Space Ratio and Height limitations of the (RS-1) District Schedule of the Zoning and Development By-law, the Director of Legal Services advises that the Director of Planning cannot issue the Development Permit.

The Director of Legal Services is submitting a separate report setting out the various alternative courses of action available to Council.

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

DELEGATION: Mrs. M. Tomsich.

FOR COUNCIL ACTION SEE PAGE(S) 256

DEL 4

MANAGER'S REPORT

TO: VANCOUVER CITY COUNCIL

Date: February 11, 1977

SUBJECT: BUS SHELTERS

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Engineer reports as follows:

"SUMMARY

The following is a summary of the attached report on this matter. The report will be accompanied by a report reference to Council by the City Engineer.

Currently, the City provides bus shelters at its own capital and operating costs. There are now 161 standard bus shelters which have cost \$325,000 and the current Five Year Plan provides an additional \$323,000 for more than 100 shelters to be built in the next five years. There are also agreements with two advertising companies which provide several hundred benches and rental to the City of \$10 for each location in exchange for the right to advertise on the benches.

A number of proposals have been received from private advertising companies to provide bus shelters, largely at their own capital and maintenance costs in exchange for the right to advertise on the bus shelters. Examples of such shelters with advertising have been in place for the past six months in various parts of the City, including Granville Mall, Royal Centre and beside the Royal Bank at Broadway and Cambie. The advantage to the City of permitting private firms to provide bus shelters in exchange for advertising lies in a significant saving in our capital program of shelter construction and the maintenance of the shelters. The City would, however, not be totally free of cost.

Advertising on bus shelters is not permitted at this time as a matter of Council policy. In recent years Council has also undertaken to eliminate other forms of advertising such as billboards, and by-laws exist prohibiting sandwich boards and political advertising on City streets. Thus, the proposals by the private advertising companies require a major change in Council policy with regard to advertising on City streets.

The attached report provides background on this matter, outlines the pros and cons relative to the major issues involved, describes the proposals of the various private firms and requests Council decision on the several issues noted.

It should be noted that this matter has been to the Planning and Development Committee and to Council several times recently. A number of decisions have already been made by Council as outlined in the report. This includes the decision to permit nine Seaboard shelters on Granville Mall on a permanent basis, to permit six pilot shelters by Decaux of France at various locations and to select designs which would be appropriate. These steps have been carried out successfully and require no further Council decision at this time. The following matters, however, are presented to Council for consideration:

CONSIDERATION

The City Engineer requests decisions on:

- A. (i) Should the City continue its existing policy of prohibiting advertising on City streets and particularly on bus shelters, or
- (ii) Should the City permit advertising on bus shelters on City street allowance.
- B. (i) Should bus shelters continue to be constructed by City forces ( any design possible, advertising also possible) or
- (ii) Should the City enter into agreements with private companies to supply, install and maintain bus shelters.

Continued. . . .

If Council decides on B(ii), then one of the following procedures should be chosen:

- C. (i) Grant a monopoly to one company for the entire City for a stated period. This is the arrangement requested by Decaux of France, but would require a public referendum.
- (ii) Permit several private companies to provide shelters on a shared franchise basis.
- (iii) Proceed with formal tendering and accept the tender offering best value to the City. "

If Council selects to continue present city policies, the number of shelters will grow from 161 to 261 over the next five years.

If Council opts for private shelters with advertising, as in A (ii) and B(ii), the number of shelters will grow from 161 to 461 in the next two or three years, with less expenditure of city funds.

Should Council favour the latter approach, the City Manager RECOMMENDS that formal tendering procedures be followed, as suggested in C(iii).

FOR COUNCIL ACTION SEE PAGE(S) 256

MANAGER'S REPORT

TO: Mayor and Members of Council

CLASSIFICATION: CONSIDERATION

SUBJECT: City-owned property at the N/W corner  
of Jackson and Prior Street.

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The Supervisor of Properties reports as follows:-

"City Council in considering a report of the Standing Committee on Community Services of December 2, 1976 regarding the sale of City-owned property at the N/W corner of Jackson Avenue and Prior Street to the adjoining owner of 823 Jackson Avenue, Pastor Girard, resolved as follows:

'That the Supervisor of Properties negotiate with Pastor A. Girard for the direct sale to Pastor Girard of City-owned Lot A, Subdivision of Lots 17 & 18, Block 103, District Lots 196 and 197, situated at the N/W corner of Prior Street and Jackson Avenue; subject to Pastor Girard consolidating the City Property with the adjoining property which she owns and that a time limit of 60 days be set for negotiations upon expiry of which the Supervisor of Properties will report to Council on negotiations.'

The Properties Division has had several meetings with Pastor Girard with the following results:

Pastor Girard, by letter dated December 8, 1976, stated that she was willing to pay \$35,000 for the City-owned property and agreed to consolidation with the City to pay for all legal and survey costs involved. It is noted that it is the opinion of the Supervisor of Properties that \$35,000 is the current market value of the property.

The City Engineer has indicated that before consolidation is approved, it is necessary that the owner dedicate the north four feet of her property to upgrade the present 12' lane. Because the present church building is situated on the proposed 4' lane dedication, Pastor Girard would be granted an encroachment agreement for the life of the church building at no cost to her. Pastor Girard refuses to dedicate any of the church property for lane purposes under any circumstances.

It is Council procedure when selling direct to an adjoining owner to stipulate that the properties be consolidated and any necessary road and lane dedications be made at no cost to the City.

In view of the circumstances, Council may wish to direct the Supervisor of Properties to advertise City-owned Lot 'A' for sale by tender. Pastor Girard could then tender her bid for Lot 'A' without having to consolidate.

Pastor Girard would like to appear before Council to explain her position in this matter."

The City Manager submits for Council's CONSIDERATION the matter of the Supervisor of Properties advertising City-owned Lot 'A' for sale by tender.

DELEGATION THIS DAY - PASTOR ANNIE GIRARD

FOR COUNCIL ACTION SEE PAGE(S) 257

A-1

MANAGER'S REPORT, FEBRUARY 18, 1977 . . . . . (WORKS:A-1 - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATION:

- 1. Closure of Portion of North Side of 19th Avenue, East of Sophia Street - Abutting Lot 14, Except the South 7 Feet, Now Road, Block 71, District Lot 301, Plan 5112

The City Engineer reports as follows:

"An application has been received to purchase the south 7 feet of Lot 14, Block 71, District Lot 301, Plan 5112, which is presently established as road. The applicant wishes to consolidate the 7-foot road widening strip with the remainder of Lot 14.

The 7 feet was established for street when it was planned to widen 19th Avenue to 80 feet. Present planning is for 19th Avenue to remain 66 feet in width and the 7-foot widening strip is not required.

I RECOMMEND that the south 7 feet of Lot 14, Block 71, District Lot 301, Plan 5112, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The closed portion of road to be consolidated with the remainder of Lot 14.
- (b) The value of the 7-foot strip to be \$100 in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Local Improvement - Reduction in Scope

The City Engineer reports as follows:

"A project for Speed Deterrent Bumps as a Local Improvement was approved by Council at a Court of Revision on May 13, 1976, for the following lane:

Lane west of Ontario St. from 28th Ave. to Peveril St. and  
Lane east of Peveril St. from 28th Ave. to the lane west of  
Ontario St.

This project is for speed bumps in a 'Y' lane, the lane east of Peveril being a short part of the 'Y'. When the speed bumps in this project were being constructed, it was found that speed bumps could not be constructed in the short leg of the 'Y' without creating a potential hazard. They were, however, constructed in the lane west of Ontario St.

The speed bumps constructed do not benefit the property owners on the lane east of Peveril, and the project should be reduced in scope. The revised location of the project and the revised estimated costs are:

Schedule #436, Item 269

Lane west of Ontario St. from 28th Ave. to Peveril St.

Property Owners' Share	\$ 367
City's Share	<u>1,433</u>
Estimated Total Cost	\$1,800

I RECOMMEND that Item 269 in Schedule 436 be reduced in scope as indicated in the body of this report."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

MANAGER'S REPORT, FEBRUARY 18, 1977 . . . . . (WORKS:A-1 - 2)

### 3. Communication Channel for Connaught Bridge

The City Engineer reports as follows:

"For many years the bridge operator's cab on Connaught Bridge was equipped with a telephone to enable the operator to advise the Fire Department of bridge openings and to call for assistance in the event of trouble with the bridge machinery. About 1970 the underwater cable was damaged and the telephone put out of action. As a substitute measure an old radio from the Engineering Department system was placed in the cab, and the bridge operator relayed his messages through the Department's radio dispatcher. This method provided an adequate service at very little expense. However, with the installation of the new radio system in the Engineering Department it was realized that the bridge radio had never been authorized and therefore was not provided for in the new installation. It is essential that the bridge operator have communication, and this can be provided most economically by means of a radio within the new Engineering Department system.

I RECOMMEND that a new radio be authorized for installation on Connaught Bridge and that funds, in the amount of \$1,000.00, be approved for the purchase, in advance of the formal budget."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

### CONSIDERATION

#### 4. 944 Denman Street - Tree Relocation for Crossing D.P.A. 75969

The City Engineer reports as follows:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration'.

A new structure is to be constructed which requires a sidewalk crossing on the south side of Barclay Street for access to parking. There is a tree in the area of the proposed crossing.

It is not practical to relocate the crossing satisfactorily because of the confines of the lot size and building location, therefore the tree will have to be relocated from this location. The Board of Parks and Recreation have advised that they will undertake the relocation of the tree at the expense of the developer. The architect has been advised and agrees to bear the expense of relocating the tree as a condition of the crossing approval."

The City Manager submits the matter to Council for CONSIDERATION.

### 5. Recycling Pilot Project

The City Engineer reports as follows:

#### "A. BACKGROUND

On October 16, 1973, Council approved a report on Recycling which authorized the establishment of two pilot recycling projects:

- i. Recycling Depot at Manitoba Works Yard
- ii. Collection of paper (mainly newspaper) in selected areas of the City.

Although the depot and collection programs both began in February, 1974, operational costs, market changes and subsequent Council decisions resulted in the continuation of the recycling depot operation and termination of the paper collection program.

Cont'd.....



MANAGER'S REPORT, FEBRUARY 18, 1977 . . . . . (WORKS:A-1 - 3)

Clause #5 continued

This report reviews the operation of the recycling depot since its establishment in February, 1974 and recommends continuation of the recycling depot as the most effective and economic manner in which the City may participate in recycling.

B. RECYCLING DEPOT OPERATION

Since its opening on February 25, 1974, the Recycling Depot has been operated by a private businessman under the terms of a management agreement that provides for the supervision of the Depot in return for the revenue obtained from glass delivered to the Depot. This mode of operation has proven to be successful to date; and continuance of the depot is being discussed with the Operator.

The depot costs and revenues from February 25, 1974, to December 31, 1976, are detailed as follows:

	<u>1974</u>	<u>1975</u>	<u>1976</u>
<u>CITY COSTS</u>			
Initial Start-Up Costs	\$9,212	-	-
Advertising Costs	3,032	-	-
Operating Costs	3,402	8,192	\$12,055
Total Costs	\$15,646	\$8,192	\$12,055
<u>CITY REVENUE</u>			
Paper (522 tons)	8,133	(595 tons) 3,660	(567 tons) 5,675
Metal (106 tons)	2,786	(118 tons) 2,060	(94 tons) 1,211
Total City Revenue	\$10,919	\$5,720	\$6,886
Appropriation	\$13,500	-	-
Annual Surplus or (deficit)	\$8,773	(\$2,470)	(\$5,169)
Accumulative Surplus or (deficit)	\$8,773	\$6,303	\$1,134
* Contractor's Revenue			
(440 tons)	\$8,170	(550 tons) 11,000	(550 tons) \$11,000

Estimated Depot Costs and Revenues for 1977i) Costs

- Depot Maintenance	\$2,000
- Operating	\$8,000
	<u>\$10,000</u>

ii) Revenue

- Paper	250 tons	\$2,000
- Metal	100 tons	500
		<u>\$2,500</u>

iii) Deficit (1977) \$7,500

The amount of recyclable material received annually indicates that the recycling depot is receiving a stable citizen response and is most likely the most effective, economic manner in which the City may participate in recycling.

\* (glass revenue is paid directly to the depot manager under the terms of the management agreement.)

Cont'd.....

MANAGER'S REPORT, FEBRUARY 18, 1977 . . . . . (WORKS: A-1 - 4)

Clause # 5 continued

The City Engineer RECOMMENDS that:

- A) Council approve the operation of the Recycling Depot on a permanent basis with funds to be provided in the annual budget, and the understanding that if there is a substantial increase in costs the matter will be reported to Council.
- B) The continuation be subject to the City Engineer negotiating satisfactory arrangements for the operation of the depot and sale of material delivered to the depot.
- C) Appropriations be provided in advance of the 1977 Budget approval as follows:

Operating Costs	\$10,000
Revenue	\$2,500"
Net City cost for 1977	\$7,500

The City Manager submits for CONSIDERATION of Council whether they wish to A) approve the recommendations of the the City Engineer  
or B) discontinue the recycling depot until such a time as recycling becomes economically viable.

RECOMMENDATION AND CONSIDERATION

6. Initiation of Local Street Curbing and Paving - Mount Pleasant N.I.P. Area

The City Engineer reports as follows:

"Council on September 28, 1976, approved the Concept Plan for the Mount Pleasant Triangle Neighbourhood Improvement Project. One of the items was 'City should initiate curbing and full-width paving on all streets within the N.I.P. Triangle that are not yet improved'. The report proposed that the N.I.P. funds be used for about 25% of the cost with the Property Owners paying about 75% of their normal share and with about 75% of the normal City's share coming from Streets Capital. Appendix I to the Planning report noted that '... the City Engineer will report back on implementation details and administration'. This is that report.

Funds & Timing

The City-wide program for curbing and paving streets such as these is done by Petition. Broadly speaking, work petitioned for in one year is constructed in the next year. Petitions submitted in 1976 will probably use all of the 1977 allocation from the Five-Year Capital Plan for this type of work. There is every reason to expect that petitions submitted in 1977 will similarly require all of the 1978 Basic allocation. The Mount Pleasant projects can be injected into this program only by holding over a major part of a year's petitions (which would merely defer the problem) or by the provision of Supplementary Capital. To reduce the impact on the Supplementary Capital Budget, we propose to spread the Mount Pleasant Work over two years, either 1977 and 1978 or, if Supplementary Capital funds are not available in 1977, over the two years 1978 and 1979. The N.I.P. project is to be completed in 1979, and we would prefer to save that year as a cushion against delays.

Subject to Council's action when it deals with this report, we will include an item for \$500,000 in our 1977 Supplementary Capital Requests to do the first half of the Mount Pleasant works in 1977.

Cont'd.....

MANAGER'S REPORT, FEBRUARY 18, 1977 . . . . . (WORKS: A-1 - 5)

Clause #6 continued

To do the work in 1977, the local improvement procedure **must** be started soon. The projects would be advanced to Council ('the first step') in March or April and would come before a Court of Revision in May or June. The early part of this procedure, therefore, will precede Council's consideration of the Supplementary Capital Budget. Notices would not be mailed to the Property Owners until at least mid-April, by which time the picture on Supplementary Capital should be much clearer. Council would not formally undertake the projects until after the Court of Revision, but aborting the procedure after notices had been mailed would be most undesirable.

Degree of Relief

The N.I.P. Concept Plan assigns an amount of money for the N.I.P. contribution rather than establishing a percentage share. The actual percentage by which the Property Owners' rate will be reduced cannot be determined until detailed estimates of the Property Owners' and City's shares are made. Even then the increase in prices between 1977 and 1978 will be unknown. We propose, therefore, that a percentage reduction in the Property Owners' rate be set by Council when estimates have been made and the first group is advanced as local improvements and that this percentage stand for the second group, with any variation falling into the City's share. At the present time we expect the relief to Property Owners to be between 20% and 25%.

Application of Relief

Most of this N.I.P. area is zoned one-or two-family ('residential' for local improvements) and the general discussion has been directed at these properties. There is, however, a fringe of commercial and multiple-dwelling zoning along Broadway and Kingsway and west of Guelph. The N.I.P. Committee has suggested that these properties receive the same per-foot relief as residential. This can be done fairly closely by setting different percentages in the by-law, based on estimated rates.

Two paving and curbing petitions from blocks within the N.I.P. area will come before a Court of Revision on February 24, 1977. These should receive the same relief. Two other petitions came before a Court of Revision in May of 1976 and the work has been done. The N.I.P. Committee feels these should also receive relief. The actual moves needed to give relief on the first two projects will depend on the timing of steps to come. On the latter two, it will be given as 'special relief' under Section 67 of the By-law. It may not be possible to reduce the 1977 charge but, if not, 'double' relief can be given in 1978.

Some other petitions are being circulated in the area. If these are returned and advanced in the same years as the N.I.P. initiatives, they would also receive relief.

Projects

These works are not proposed as an 'Area Project' but rather as a group of projects each one or two blocks long (a few three short blocks). Each of these projects would be subject to defeat by the owners in those blocks.

First Half

The N.I.P. Committee has suggested that priority be given to blocks adjoining the intersections where traffic circles and diverters are to be installed and to blocks which form links between blocks now paved.

The N.I.P. Concept Plan proposes the rezoning of an area west of Guelph Street. Since this could affect the pavement design and the local improvement rates, the block involved will be in the second group.

Cont'd.....

MANAGER'S REPORT, FEBRUARY 18, 1977 . . . . . (WORKS:A-1 - 6)

Clause #6 continued

Recommendations

I, therefore, RECOMMEND:

- A. That the Director of Legal Services be requested to bring forward an amendment to the Local Improvement Procedure By-law to provide for Neighbourhood Improvement Project Relief on those local improvement projects advanced pursuant to Item 2(iv) of the Mount Pleasant N.I.P. Concept Plan.
- B. That the City Engineer be instructed to advance recommendations for these percentages when he has made detailed estimates and that the percentages for non-residential districts be set so that the relief in dollars per assessable foot is approximately equal to that in residential districts.
- C. That the properties on the projects by Petition, Items 17 & 18 of Schedule 436 (Court of Revision May 13, 1976), be given the equivalent relief under Section 67 of the By-law.
- D. That the properties on the projects by Petition, Items 3 & 27 of Schedule 441 (Court of Revision February 24, 1977), be given the equivalent relief either under the amending provision in 'A' or under Section 67 of the By-law.
- E. That the City Engineer be instructed to advance, as local improvements on the Initiative, the paving and curbing of about one-half of the streets in the Mount Pleasant Triangle N.I.P. Area not now paved and curbed, for construction in 1977. The projects to be chosen on the basis set out under 'Projects' and 'First Half' above.  
(Note: Approval of 'E' will indicate an expectation that \$500,000 of Supplementary Capital will be available for this work in 1977 but not a commitment.)"

The City Manager RECOMMENDS approval of the above recommendations of the City Engineer, with the exception of recommendation C dealing with past projects. He submits recommendation C for CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 261-262

Manager's Report, February 18, 1977 . . . . . (BUILDING: A-4 - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Harbour Park Feasibility Study

The Director of Planning reports as follows:

"The purposes of this report are to outline a feasibility study for the development of Harbour Park, and to request funds for the appointment of a market consultant to assist in carrying out this work."

The study is conceived in two stages. First is an analysis of the future role and form of the West Georgia area. This study will help develop a context for the development of the City land as well as take advantage of a current opportunity to give direction to the development of the whole area. This stage will be conducted in-house with inputs from the Engineering Department. Second is a design study for the Harbour Park Site which will result in a concept scheme describing in detail proposed uses and physical form accompanied by financial analysis. Options will then be offered in terms of the amount of financial return to the City, together with comparative analysis. In order to obtain marketing input and financial evaluation throughout the design phase, we recommend that funds be allocated for the purpose of retaining a consultant. Up to \$5000 will be required, the source of funds being the 1977 Revenue Budget. If this sum is approved, proposals will be solicited from local consultants, and the appointment will be made by the Director of Planning.

The National Harbours Board has engaged a consultant team for a study of the Central Waterfront. They are also working on a concept scheme for the Harbour Park Site, with certain civic objectives in mind. We are contributing to their work on an on-going basis.

A final report to Committee on the Harbour Park feasibility study is anticipated in April 1977.

It is RECOMMENDED that:

The sum of \$5000 be allocated for the purpose of retaining a marketing consultant for the Harbour Park feasibility study.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Heritage Building Alterations - Hudson's Bay Store

The Director of Planning reports as follows:

"The Hudson's Bay Store was designated by City Council in December of 1974. Under the provisions of the designation legislation, no exterior alterations may be made without Council's approval.

Development Permit #75619, issued in October 1976, allowed alterations to the basement restaurant. The Department of Permits and Licenses required an additional exit from the basement of the store to grade. On December 29, 1976, application was made for a minor amendment to Development Permit #75619. This amendment entails changing a show window on Georgia Street to a fire exit.

Cont'd . . .

Manager's Report, February 18, 1977 . . . . (BUILDING: A-4 - 2)

Clause #2 continued:

The Heritage Advisory Committee considered the plans at their meeting of January 24, 1977. They requested more information on the design and schedule of materials of the proposed exit and invited the applicant to the next meeting of the Committee.

The application was again considered at the February 14 meeting and the Heritage Advisory Committee approved of the proposed exterior alterations to the Georgia Street façade of the Hudson's Bay Store as shown on the revised drawings dated February 9, 1977.

It is RECOMMENDED that the proposed exterior alterations to the Hudson's Bay Store be approved."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Rezoning Application - 869 East 21st Avenue

The Director of Planning reports as follows:

'An application has been received from Mr. Ozdoba, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District for the purpose of:

'Constructing a duplex for my family of six and for my mother on the other side. Presently we live in two-bedroom house and it is not comfortable, so we would like to put up a duplex where we can all live comfortable and the present rental availability is not all that great.'

SITE DESCRIPTION

The site is located on the north side of East 21st Avenue between Prince Albert and St. Catherines Streets. The rectangular site measures 49.5 feet along East 21st Avenue and the lane to the north. The depth of the site is 122 feet giving a site area of 6,039 square feet. (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District and is developed with a one-storey plus basement one-family dwelling in fair/good condition on the southerly portion of the lot and a small dwelling unit in fair condition on the northerly portion of the site abutting the City lane.

The lands surrounding the site are zoned (RS-1) One-Family Dwelling District and generally developed with 1-1½ storey plus basement one-family dwellings. An old local grocery store exists on the southwest corner of East 21st Avenue and St. Catherines Street. This store (non-conforming to both use and regulations) was in existence prior to enactment of the Zoning and Development By-Law No. 3575 in 1956.

BACKGROUND

In 1925 Building Permits were issued for the construction of two one-family dwellings on the site. These dwelling units have been maintained since their construction without the necessity of subsequent Development Permit Applications.

ANALYSIS

Although two one-family dwellings on this site were approved in 1925, such a development has not been permitted subsequent to the enactment of the Zoning By-Law No. 2516 in 1938. Support cannot be given to the requested zoning to permit the development of a duplex on this site since this isolated site is surrounded by lands zoned and generally developed as an (RS-1) One-Family Dwelling District. Furthermore, sufficient lands within the City are zoned to permit development of two-family dwellings.

Cont'd . . .

Manager's Report, February 18, 1977 . . . . . (BUILDING: A-4 - 3)

Clause #3 continued:

It should be noted that under the existing zoning a one-family dwelling may be permitted up to a maximum floor space ratio of 0.6 subject to other regulations of the (RS-1) One-Family Dwelling District Schedule. This site could therefore be redeveloped under the existing zoning with a one-family dwelling which may meet the needs of the applicant and would be in keeping with the character of the community.

RECOMMENDATION: The Director of Planning recommends that the application be not approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 262-263

A-6

MANAGER'S REPORT, February 18, 1977 . . . . . (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERSRECOMMENDATION1. Parking Meter Checker Program

The City Engineer reports as follows:

"On January 27, 1976, City Council approved the City Manager's report dated January 23, 1976 recommending establishment of a civilian Meter Checker patrol to enforce the Parking Meter By-law. Item #1 of the recommendations stated that the City Engineer should 'report back after three months of operation to finalize the permanent staff level, based on the violation rate after the expanded enforcement program'. In addition, Council 'requested the City Engineer to report in three months' time on other enforcement duties which could be undertaken by the By-law Enforcement Officers'.

On Wednesday, September 1, 1976, the first group of ten Meter Checkers commenced employment and were given a training course. The enforcement of the Parking Meter By-law was formally enacted by the Engineering Department on September 14, 1976 with the issuance of the first Notice of Parking Meter Violation.

This report outlines the present status of the Meter Checker Program and makes recommendations on staff level and other duties.

PRESENT STATUS

The following are summaries of revenue, meter usage and meter violation data for the first 89 meter days of operation (September 14, 1976 to December 31, 1976). Comparative 'before' figures are shown where applicable.

1. Notices of Parking Violation

Total notices written	67,079
Total notices withdrawn (i)	<u>3,044</u>
Total valid notices	64,035
(i) Withdrawals can be divided into two categories, errors and out-of-order meters. The mechanical parking meter in Vancouver is approximately 98.8% efficient. However, each day we receive calls to investigate approximately 1.2% (25) meters. Upon field investigation, we find approximately 0.4% (10) meters are malfunctioning.	
Total notices paid (ii)	32,915 (54%)

## (ii) Fee schedule:

Paid within 7 days	\$5.00
Paid from 8th to 21st day (after second notice)	\$7.00
Paid after 21 days (after third notice)	\$9.00

2. Net Revenues (comparative 89 meter-day periods in 1975 and 1976)

A. Fine Revenues:	<u>1975</u>	<u>1976</u>
Fine revenues collected	\$31,224(iii)	\$192,022
Operating costs:		
The Director of Finance reports: 'that for the period September 14, 1976 to December 31, 1976, the operating costs related to the By-law Fines Collections (Capital costs excluded) were:		
	<u>N/A (iv)</u>	<u>\$ 41,100</u>
Net Fine Revenues	\$31,224	\$150,922

Continued. . . .



MANAGER'S REPORT, February 18, 1977 , . . . . (FIRE: A-6 - 2)

Clause No. 1 Continued

B. Meter Revenues	<u>1975</u>	<u>1976</u>
Meter revenues collected	\$100,235	\$148,230
Operating costs:		
Maintenance and operation	36,300(v)	40,700(v)
Enforcement	<u>N/A (vi)</u>	<u>69,850</u>
Net Meter Revenues	\$ 63,935	\$ 37,680
TOTAL NET REVENUES	\$ 95,159	\$188,602

(iii) pro-rated from total 1975 fine revenue of \$105,600.

(iv) collected by Provincial Government; no cost to City.

(v) pro-rated from total annual costs.

(vi) 1975 enforcement by Police.

The total increase in City revenue during the first 89 meter days of the enforcement program was:

(\$188,602 - \$95,159) \$93,443

3. Meter Usage and Meter Violation Rate

	<u>BEFORE</u> <u>(Jan. 23/76 report)</u>	<u>AFTER</u> <u>Nov., 1976</u>	<u>Dec., 1976</u>
Total number of meters	2063	2053	2446
% violations	53%	26%	21%
% occupancy	80%	73%	72%

The estimated annual increase in revenue from meter installations and enforcement is \$300,000. This compares with the original estimate of only \$150,000.

The meter revenues will in all probability increase in the future as utilization of metered parking spaces increases. The meter usage surveys in November and December indicate more short-term meter space is available, and therefore, the objectives of the program are being achieved.

STAFF LEVEL

In the January 23, 1976 report, it was estimated that a staff level of 21 Meter Checkers was required to ensure the meter area received adequate coverage. Studies, at that time, indicated that the patrol rate might be 74 meters per hour. The actual patrol rate averages 90 meters per hour.

Because of this higher patrol rate and decreasing number of violations (53% down to 26%), a staff level of 15 Meter Checkers is now indicated. It should be noted that, since the start of the program, the staff level has dropped to 19 Meter Checkers. The two vacancies have not been filled subject to the findings of this report.

There are three options for the allocation of the existing Meter Checker personnel:

1. Reduce the staff level to 15;
2. Maintain the staff level and take on additional duties:
3. Establish 15 permanent positions and reduce the force through attrition.

The most appropriate method of reducing the staff level is through attrition since it ensures trained people to fill vacancies arising in the force. In addition, the extra staff will enable us to reduce the violation rate further and thereby produce more short-term parking.

Continued . . . .

MANAGER'S REPORT, February 18, 1977 . . . . . (FIRE: A-6 - 3)

Clause No. 1 Continued

OTHER DUTIES

Possible other duties which have been suggested and our comments are:

1) Enforce parking violations on private parking lots.

There are two serious aspects to this added responsibility. The first is legality; the second is administrative. Our Meter Checkers are currently enforcing a parking by-law applicable only to City streets and have no rights on private land. The Director of Legal Services advises that legal changes involving special legislation and probably Charter revisions would be required to initiate this proposal.

Administratively, when it is considered that the parking meters now patrolled represent less than 10% of the downtown parking supply, the staff would have to be increased to about 100 persons from the 15 proposed. This would not only create a large staff increase, but would also involve the City in a field that would cause poor public relations, many complaints and growing administrative costs for patrolling and collections. Benefits to the City are hard to find. Any plans for private lot enforcement will, therefore, require careful study and, at this time, should not be included in the Meter Checker Program.

2) Enforce other parking infractions under the Street and Traffic By-law (lanes, corner clearances, loading zones).

Most of the parking regulations in the Street and Traffic By-law were instituted to ensure the free movement of traffic related to specific needs. Because of this, many of the infractions encountered involve the removal, by towing, of the offending vehicle. At present, only a Police Officer can authorize the removal of a vehicle from a City street. A fragmentation of the ticketing and towing responsibilities is not advisable and it is considered appropriate that enforcement of the provisions of the Street and Traffic By-law remain a Police function.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

- A. The Meter Checker staff level be reduced from 21 to 15 positions.
- B. The four Meter Checker positions be reduced through attrition with a maximum retention of 12 months.
- C. That studies be undertaken by the City Engineer to examine other areas of the City for possible meter expansion, with a report to Council.
- D. No additional enforcement duties be undertaken at this time."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Continued. . . . .

MANAGER'S REPORT, February 18, 1977. . . . . (FIRE: A-6 - 4)

## CONSIDERATION

### 2. Lease of C.P.R. Right-of-Way to the City for Parking - West Boulevard from 37th Avenue to 42nd Avenue

The City Engineer reports as follows:

#### "1. Background

Since 1954, the City has leased a 21 foot strip of land from Canadian Pacific on the east side of West Boulevard from 37th Avenue to 42nd Avenue. This leased area is combined with the boulevard area in order to provide sufficient width to accommodate an off-street parking lot which serves the commercial district. The City pays an annual rental of \$5 plus relief of taxes to Canadian Pacific (represented by Marathon Realty). If the 21 foot strip of C.P.R. land was not used with the City land for parking it would not be useable for any other purpose and taxes totalling approximately \$2000 annual would be due.

In December 1973, Marathon advised the City that they wished to renegotiate the terms of the lease and proposed that the rental be increased to \$5000 to reflect market rental value of the land and still be exempted from property taxes of approximately \$2000. Subsequently, after considerable negotiation with City staff, Marathon submitted a revised rental of \$3840 annually which was submitted to Council for consideration on March 16, 1976. The report to Council pointed out that agreement with the proposed rental rate would constitute an increased subsidy to the Kerrisdale commercial district which was not common to other commercial areas in the city. When dealing with this matter, Council resolved that:

'Council representation be made to C.P. Rail to continue the lease at the present nominal rental on the grounds that the land is not rentable otherwise and they are saving annual taxes equal to \$1896 in 1975 which they would otherwise pay.'

#### Present Status

Further discussions have been held with Marathon in order to resolve the matter of rental for the leased area. In correspondence to former Mayor Phillips dated August 3, 1976, Marathon's representative agreed only to reduce the rate from \$3840 to \$2550 annually (copy attached). In subsequent correspondence dated September 24, 1976, Marathon indicated that the latest proposal represented their final position and further, that they wished the matter to be resolved by March 1, 1977. No further discussions have been held.

Under the circumstances, the City is faced with two alternatives. They are as follows:

1. Approve the lease as proposed by Marathon, increasing the rental from \$5 to \$2550 annually and continuing to exempt the C.P.R. from taxes amounting to approximately \$2000 per year.
2. Reiterate the previous Council resolution (above) and notify the C.P.R. that the City is not prepared to pay the increased rental and will not renew the lease and that taxes on the property will become due upon cancellation.

The implication of the first alternative is that the City will be subsidizing a lot used largely by commuters (employees). This is not done elsewhere in the City.

The implication of the second alternative is that if the C.P.R. decides to cancel the lease and pay the taxes, which is of no benefit to them, then the lot would not be useable for parking and 140 parking spaces would be lost. Should this happen, the City could lease its portion of the land for the use of adjacent merchants and businesses and let them lease the remainder from the C.P.R. if they wish to retain the parking.

Continued. . . .

MANAGER'S REPORT, February 18, 1977 . . . . . (FIRE: A-6 - 5)

Clause No. 2 Continued

As outlined in the report to Council of March 16, 1976, there are no feasible alternatives available to the City such as parking meter installation or creation of a collective parking project which can be implemented to recover the rental and tax relief. These alternatives have been investigated but cannot be implemented on other than City-owned land (collective parking) or City street allowance (parking meters).

CONSIDERATION

Council is requested to consider the following options:

- A. Approve the terms of the lease as proposed and authorize the City Engineer to include \$2550 covering rental for 1977 in the 1977 Streets Maintenance Budget and in addition, exempt the C.P.R. from taxes in excess of \$2000 annually.
- B. Notify the C.P.R. that unless they agree to retain the existing lease arrangement, the City is not prepared to continue the partnership on the lot and City taxes would become due on the C.P.R. land."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 263

Manager's Report, February 18, 1977 . . . . . (FINANCE: A-7 - 1)

# FINANCE MATTERS

## RECOMMENDATION

### 1. Library - Staffing

The City Manager has received the following report from the Director of the Vancouver Public Library:

"At its meeting on November 24th, 1976, the Library Board approved the upward reclassification of Business Manager (Library) position, pay grade 26 to pay grade 29 with a change in title, Head of Administrative Services - Library. The incumbent of this position will be supervising six (6) Departments: Bindery, Reference Stacks, Shipping, Maintenance, Typing Pool and Business Office. He will also be responsible for clarifying and reinforcing to all staff, accident prevention regulations and emergency procedures. With this added administrative responsibility, he requires a senior assistant to handle the greater complexity of work in controlling and recording library expenditures and revenues.

Head of Administrative Services - Library (Business Manager); Accounting Clerk I (Library); Library Assistant II is the present staffing in Business Office and is not adequate for the increased volume of work. I propose the establishment of a new position, Accounting Clerk II, pay grade 18, comparable to the City's class specification.

The Administrative Analyst has reviewed the organization and administration of the Central Office and notes that most of the duties of the additional position have been transferred from the Library's Business Manager in the course of a general reorganization of responsibilities. This is the first organizational change since 1969; the last increase in clerical staff being in 1972. The volume and complexity of work load has increased significantly since 1969 as evidenced by the 67% increase in the number of branches being served from the Central Office. Furthermore, while circulation remained fairly constant for a number of years, the Library has experienced a 12% growth in circulation since 1974. It is noted that the Library's Personnel Department has classified this position as an Accounting Clerk II and report an annual cost, including fringe benefits at the first step of pay grade 18 at 1976 rates would be \$13,198.

The City Manager RECOMMENDS the establishment of an Accounting Clerk II position in the Library and the cost of \$11,500 for the balance of 1977 be approved in advance of the 1977 budget.

## CONSIDERATION

### 2. Legal Expenses, P.C. 599 Dennis, K.L.: Civil Action, E. Lazarov

The Director of Legal Services reports as follows:

"The following communication has been received from the Vancouver Police Board:

'A letter was received from the Vancouver Policemen's Union together with an account submitted by Guild, Yule & Co. in the amount of \$152.00 for professional services rendered in acting for P.C. 599 Dennis, K.L. in the civil action commenced by Mr. E. Lazarov. Mr. Lazarov had alleged that Constable Dennis had not conducted a proper investigation of a traffic accident in which he was involved on May 6, 1976. He later discontinued the action. The President of the Policemen's Union requested that the account be forwarded to City Council with a recommendation for payment.

Cont'd . . .

Manager's Report, February 18, 1977 . . . . . (FINANCE: A-7 - 2)

Clause #2 continued:

Moved:

THAT the account of Guild, Yule and Company in the amount of \$152.00 for professional services rendered in acting for P.C. 599 Dennis, K.L. in the civil action commenced by Mr. Eugene Lazarov be forwarded to City Council with a recommendation that it be approved for payment by the City.'

My comments on the above are as follows:

Under the new Police Act, the City is now responsible for the acts of police officers if actions are brought against them. The Act also empowers Council to reimburse police officers who incur expense as a result of an action being brought against them. In the case above, Mr. Lazarov issued the Writ on his own and Constable Dennis sought legal advice to bring on a motion to strike the Writ out as disclosing no cause of action. Upon communicating with the Plaintiff, Dennis's solicitor learned that Mr. Lazarov had obtained advice of counsel that his claim was invalid and therefore discontinued the action.

I have perused the bill (which is on file in my office) and find it quite reasonable under the circumstances."

THE CITY MANAGER submits the foregoing report for the consideration of Council.

RECOMMENDATION

3. Certificate of Occupancy Program

The Director of Permits and Licenses reports as follows:

"On January 11, 1977, City Council considered a City Manager's report dated January 7, 1977, regarding the implementation of a Certificate of Occupancy Program as required in Building By-law #4702. The City Council passed the following motion:

'THAT consideration of this clause be deferred pending a report reference from the Director of Permits and Licenses and his appropriate officials. This report reference to include an outline of possible alternatives.'

ALTERNATIVE

We have no alternative method of control to suggest in lieu of the Certificate of Occupancy, nor are we aware of any other area which employs such an alternative solution. The National Building Code as adopted by the Vancouver Building By-law No. 4702 has made the requirements for Certificates of Occupancy mandatory. Most major cities across Canada and the majority of Greater Vancouver municipalities employ this method of control.

Further to the City Manager report to Council dated January 7, the following comments are presented over the points raised in City Council on January 11, 1977, when dealing with the report.

PURPOSE of the Certificate

The purpose of a Certificate of Occupancy Program is to control the use (occupancy) of any prospective premises until such premises are safe to occupy. In particular the matter of adequate means of egress, fire protection and detection plus

Cont'd . . .

Clause #3 continued:

health requirements must be met before approval to occupy a building is given in the form of a Certificate of Occupancy. In addition, the program enables the department to ensure that correlation of all inspections required is carried out prior to occupancy of the premises.

LIABILITY

The Director of Legal Services advises that there are some legal problems which should be looked at with respect to the wording in the Building By-law related to the issuing of Certificates of Occupancy. The present wording could lead one to falsely assume that the presence of a Certificate of Occupancy in a building is proof that the premises "comply fully with all by-laws administered by the Department of Permits and Licenses". If Council approved the implementation of the Certificate of Occupancy Program, the Director of Legal Services should be requested to prepare the appropriate amendments.

FEEES

Where a Building Permit is issued to do the work, no additional Certificate of Occupancy fee is charged as the Building Permit fee includes the cost of issuing the Certificate of Occupancy.

The \$100 fee applies only where a Building Permit is not required, such as for a straight change of occupancy where no alterations or repairs take place, in which case the fee would cover the survey inspections needed from the Building, Plumbing, Electrical and Fire Warden staff and in some cases Health and Industrial Waste inspectors. The same fee would apply where there is a voluntary request for such a Certificate and inspections are required.

SUMMARIZATION

Due to the many safety factors that a Certificate of Occupancy Program can provide to the public, and since all costs of this program will be fully recovered, I request approval of the attached report on this matter, subject to the necessary amendments to the Building By-law being enacted prior to the commencement of the Occupancy Program."

The City Manager RECOMMENDS that the recommendations of the Director of Permits and Licenses contained in the Manager's Report dated January 7, 1977 be approved.

CONSIDERATION

4. Marathon Realty Company Limited and Development of Area 2, False Creek (North Side)

The Director of Legal Services reports as follows:

"An agreement is being prepared between the City and Marathon Realty Company Limited relative to the development of Area 2, False Creek. The development will be carried out in stages over a period of years. Under Section 54A of the Subdivision Control By-law where there is a subdivision of a parcel of land exceeding twenty (20) acres there shall be conveyed to the City for park purposes a portion of such

Cont'd . . .

Manager's Report, February 18, 1977 . . . . . (FINANCE: A-7 - 4)

Clause #4 continued:

land not exceeding ten per cent. There is no provision in the by-law for developing large tracts of land such as Area 2 in stages without resulting in the owner conveying to the City at each stage a portion of the subdivided lands for park purposes in accordance with the by-law. The proposed agreement anticipates the subdivision of Area 2 being carried out in stages, the terms of the agreement require Marathon to provide park lands which meet the by-law provisions but not necessarily at each stage in the development. To facilitate the preparation of this agreement it is necessary to amend Section 54 of the Subdivision Control By-law to permit the apportionment of the subdivided lands to be conveyed for park purposes in such manner at each stage of development as the City and the owner agree.

Submitted herewith for the consideration of Council is a by-law to amend Section 54A of the Subdivision Control By-law to permit the City and the owner to enter into such an agreement.

Should Council approve the above report the By-law will be presented later this day."

The City Manager submits the foregoing report of the Director of Legal Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 264 & 265



A-9

MANAGER'S REPORT, FEBRUARY 18, 1977 . . . . (PROPERTIES:A-9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Establishing a Portion of City-Owned Lot for Road Purposes

The Supervisor of Properties reports as follows:

"Lot 365, Town of Hastings, Plan 100, situated on the southeast corner of Renfrew and McGill Streets is registered in the name of the City of Vancouver and is included in the properties under lease by the Pacific National Exhibition.

The City Engineer has requested a small portion on the northwest corner of the above-described property be established for road purposes and the P.N.E. concur with this proposal. It is therefore

Recommended that all that portion of Lot 365 except South 10 feet now lane, Town of Hastings, Plan 100, described as follows:

Commencing at the northwesterly corner of said Lot 365, thence East 21 feet, following in the northerly limit of said Lot 365;

Thence S69° 09' W, 22.47 feet, more or less, to intersection with the westerly limit of said Lot 365 at a point 8 feet southerly from the northwesterly corner of said Lot 365;

Thence north 8 feet following in the westerly limit of said Lot 365 to the point of commencement.

The same as shown outlined on plan prepared by A. Burhoe, B.C.L.S., dated January 4, 1977 and marginally numbered LF 8036,

be established for road purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Leasing of Water Lot 7030 at Jericho Beach

The Supervisor of Properties reports as follows:

"The City has received title to District Lot 4565 and District Lot 5098 situated at Jericho beach, east of Discovery Street. These were received by way of Crown Grant from Her Majesty the Queen in Right of the Province of British Columbia. This completes the assembly of Jericho lands and fulfills a commitment made in 1966. These lands are for park purposes and are subject to a Right of Reverter in the event the land is used for any other purpose.

Cont'd.....

MANAGER'S REPORT, FEBRUARY 18, 1977 . . . . (PROPERTIES:A-9 - 2 )

Clause #2 continued:

The Provincial Government has also agreed to make available on a lease basis Water Lot 7030 abutting the described lands above, and also subject to the use being restricted to park purposes.

This lease is proposed for a term of twenty years from January 1, 1977 with rent to be \$25.00 per annum for the first 5 years, and thereafter it shall be subject to review and adjustment at the discretion of the lessor for each successive five-year period.

It is therefore recommended that the offer to lease Water Lot 7030 from the Provincial Government be accepted on the terms and conditions outlined above and the Director of Legal Services be authorized to execute this lease on behalf of the City of Vancouver."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Burrard Street Widening - Purchase of the East 7 feet  
1801 West Broadway

The Supervisor of Properties reports as follows:-

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976 approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owners of Lot 11, Block 327, D.L. 526, Plan 590, being 1801 West Broadway have agreed to convey the east 7 x 125 feet of land for the sum of \$21,875, this price to be inclusive of all considerations.

It is noted that the present one-storey building on Lots 11 & 12 will encroach to a minor degree on Burrard Street (Lot 11) after the conveyance of the east seven feet as shown on plan marginally numbered LF 8067. This plan also reveals a minor encroachment of the building on to Broadway involving Lot 12. As part of the overall settlement with this owner, it is proposed that the City grant an encroachment agreement at no cost, to run for the life of the building to validate these encroachments. The City Engineer endorses the proposal.

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF 8039 on the foregoing basis, chargeable to Code #146/5921.

It is also recommended that the owner be granted an encroachment agreement as aforesaid, such document to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties.

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

Cont'd.....

MANAGER'S REPORT, FEBRUARY 18, 1977 . . . . . (PROPERTIES:A-9 - 3)

4. Acquisition for park site #7 (West End Park and school site)  
1069 - 1089 Thurlow Street

The Supervisor of Properties reports as follows:-

"The above property which is legally described as Lot 1, Block 23, D.L. 185, Plan 92, known as 1069-1089 Thurlow Street has been offered for sale to the City by the owners. Said property is located in the block bounded by Thurlow Pendrell, Bute and Comox Streets which form part of Park Site #7.

These premises comprise two, two and one-half storey frame dwellings with full basements both erected in 1900 on a corner lot 66' x 131', zoned W.E.D. The dwellings contain a total of 13 rooms on the main floor, 11 rooms on the 2nd floor and 9 rooms on the 3rd floor. Also, there are 42 plumbing fixtures, the roofs are patent shingles, the exteriors are stucco and heat is supplied by two automatic gas-fired furnaces. These dwellings through neglect have been permitted to deteriorate and would require an expenditure of \$115,000 to \$125,000 to be restored and maintained as a revenue producer in keeping with acceptable standards. There are presently seventeen transient type tenants occupying the dwellings, however, because of the large expenditure necessary in order to bring it up to meet the health and fire by-law requirements, the owners are endeavoring to assist the tenants in finding alternate accommodation and feel that they will be able to give the City vacant possession on or before April 30, 1977.

Following negotiations with the representative of the owners, they have agreed to sell for the sum of \$155,000 as of February 28, 1977 with the owners retaining rent-free possession to April 30, 1977 after which date they will be in a position to give the City vacant possession. This purchase price is considered to be equitable and represents market value of vacant land in the area. The Superintendent of the Board of Parks and Recreation concurs with the purchase of this property and recommends that the dwelling be demolished when vacant.

It is recommended that the Supervisor of Properties be authorized to acquire Lot 1, Block 23, D.L. 185, Plan 92 known as 1069 - 1089 Thurlow Street for the sum of \$155,000 on the foregoing basis chargeable to code #4189/-."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 265

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

I

FEBRUARY 10, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 10, 1977 at approximately 9.30 a.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Kennedy

ABSENT : Alderman Gibson  
Alderman Puil

ALSO PRESENT: Alderman Ford  
Alderman Gerrard  
Alderman Marzari

CLERK TO THE  
COMMITTEE : M.L. Cross

RECOMMENDATION1. Planning Department's Annual Review

The Committee considered a memorandum from the Director of Planning dated February 3, 1977 forwarding the report entitled "Annual Review 1976-77 Vancouver City Planning Department" (on file in the City Clerk's Office).

Mr. R. Spaxman, Director of Planning, advised that the Annual Review evaluates the work of the Department for 1976 and sets out a suggested work programme for 1977 and planning objectives for the City.

In order to assist members of Council in determining what the work programme should be the report contains a number of charts which indicate

- suggested jobs for each Division for 1977
- allocation of staff to each job
- list of jobs which haven't been programmed.

The Department suggested that the planning objectives for the City should be :

1. To develop understanding of the City.
2. To develop communications with the public and other governments.
3. To improve the quality of life in the City and the opportunities for all to enjoy it.
4. To provide a service to the community.

Cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 February 10, 1977

Page 2

Clause #1 continued:

In assisting Council to meet these objectives the Planning Department goals should be:

1. To act as advisors to elected officials and the public in the decision-making process.
2. To assist in the long-term development of the City.
3. To recognize and communicate those issues and decisions which will affect the City and its Neighbourhoods.
4. To seek the co-ordination of efforts in both the public and private sectors that will affect the quality of life in Vancouver.
5. To respond to immediate "crises", many of which might involve the loss of future opportunities to the City.

The following are the major areas of activity into which all the jobs in the Department fall:

1. Develop Understanding of the City.
2. Prepare Plans for the Whole City.
3. Prepare Plans for Areas of the City.
4. Design Projects, Programs and Development Control Techniques.
5. Implement Specific Projects.
6. Control Development Through the Administration of By-laws.
7. Assist Outside Boards, Commissions and other Departments and Levels of Government.
8. Manage Internal Resources.

Mr. Spaxman introduced the Division Heads of the Department who in turn described the jobs for their Division which were programmed into the suggested 1977 Work Programme, their staff resources and the jobs which had not yet been programmed:

Messrs. T. Droettboom - Associate Director, Overall Planning  
 R. Youngberg - Associate Director, Area Planning  
 D. Hickley - Associate Director, Central Area  
 A. Floyd - Acting Zoning Planner  
 A. Geach - Assistant Director, Special Projects

Mr. Spaxman noted that one of the areas where time and resources would not permit a substantial programme in 1977 is an Alternative Plans Programme which it is hoped would produce alternatives for the City's future and provide the capacity to look at inter-relationships of policies for housing, transportation, etc. If the City Planning Commission is revamped perhaps they could look at and assist on these policies.

Cont'd.....

Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 February 10, 1977

Page 3

Clause #1 continued:

During a lengthy discussion the following points were raised by members of Council:

- the Planning Department should, at an early stage, bring to Council's attention the possible implications of major issues - this would assist Aldermen in their day-to-day dealings with the public who enquire about major developments - Council shouldn't be made aware of the implications at the last minute.
- there seems to be inadequate co-ordination between Planning and Engineering about transportation i.e. truck route - this has to be part of the overall planning process.
- the two Department Heads and the Chairmen of the Planning and Development and Transportation Committees should meet and resolve the problem.
- is there enough communication with and information given to the public on issues before they reach the Council decision-making stage.
- is planning meant to be "understanding the City" or "communicating to the public" - don't guidelines have to be developed whereby people know exactly how and why the City is being developed.
- Alternative Plans Programme, Transit Planning and Truck Movement Routings should be programmed into the Work Programme of the Overall Planning Division.
- there should be a closer knit between the Central Area and the Overall Planning Divisions - there seems to be many areas of mutual concern.
- Reports on illegal units in single family dwellings and Small Lot Design Competition should be re-assessed before being abandoned from the 1977 work programme.
- Any items that are assigned to the work programme should have Council direction - much time has been spent on Harbour Park without a Council mandate.
- any requests from Council to add major tasks to the work programme should be reported to Committee as to how the work programme will be affected and which other projects will have to suffer because of reallocation of staff and time resources.

The Committee

RECOMMENDED

THAT the report entitled "Annual Review 1976-1977 - Vancouver City Planning Department" be received.

The meeting adjourned at 12.15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 265

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

AND

STANDING COMMITTEE OF COUNCIL  
ON FINANCE & ADMINISTRATION

II

FEBRUARY 10, 1977

A joint meeting of the Standing Committee of Council on Community Services and the Standing Committee of Council on Finance and Administration was held on Thursday, February 10, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Mayor Volrich, Chairman  
Alderman Rankin  
Alderman Bellamy  
Alderman Brown  
Alderman Ford  
Alderman Gerard  
Alderman Gibson  
Alderman Marzari  
Alderman Puil

COMMITTEE CLERK: H. Dickson

RECOMMENDATION1. Civic Grant Procedures and Guidelines

The Committee had before it for consideration a Manager's Report dated January 24, 1977 (copy circulated) in which the Director of Social Planning presented a review of civic grant procedures and guidelines and a brief review of organizations which have received civic grants for three years.

A representative of the Director of Social Planning appeared before the Committee and reviewed the proposed revisions in the procedures and guidelines which are to apply to grant requests for social services as contained in Appendix II of the Manager's Report.

It was explained the intent of revising the procedures is to make them as explicit as possible.

The Committee and the representative from the Social Planning Department reviewed the procedures and guidelines individually and there was brief discussion on each item.

During discussion, it was noted that grant applicants have two opportunities to make a submission to Members of Council; firstly, at the annual joint meeting of the Community Services and Finance Committees and secondly, as a delegation before Council to appeal the decision of Council on a particular grant.

It was also pointed out that every application for a civic grant is reported on by the Social Planning Department to either the joint meeting of the Community Services and Finance Committees early in each year or to the Community Services Committee throughout the year.

During consideration of Procedure No. 7 on recreational grants, it was noted during discussion that the Park Board does not have authority to give direct grants but can provide assistance by way of loans or reduced or waived fees.

Continued. . . .

Clause No. 1 Continued

During discussion of Guideline No. 2, that only non-profit organizations are eligible for civic grants, it was pointed out by the Social Planning Department's representative that it is not required that applicants be incorporated under the Society's Act although almost all of them are. However, applicants must provide audited financial statements.

Under Guideline No. 4, relating to "core funding", some concern was expressed that for the City to become involved in "core funding" indicates a firm commitment which could develop into a long term funding program. It was also noted that "core funding", which is for administration, operating costs, and for basic staff services, can be used to direct an organization's services.

It was also noted there are a large number of funding programs offered by the Federal and Provincial Governments through such branches as the Resources Board, the Alcohol and Drug Commission, the Non-Medical Use of Drugs Agency, the Department of Education, the Department of Labour, the Manpower and Immigration Department, and the Secretary of State.

The Social Planning Department's representative advised the Committee there is an informal liaison between the three levels of government in discussing funding but that a request for a more formal staff liaison between the three governments would be helpful.

Some consideration was given by the Committee to establishing a limit on the amount provided by the City in grants to social service agencies either by an overall maximum limit on all grants or by establishing a limit of perhaps 8% on the annual increase in grants to organizations. It was suggested by the Mayor that Council should adopt a policy of limiting the increase in the amount of grants to applicants to 8%.

Following discussion, it was

RECOMMENDED

- A. THAT the proposed revisions in the procedures and guidelines, as shown in Appendix II, which apply to civic grants requests for social services be approved.
- B. THAT these procedures and guidelines be reviewed every two years by the appropriate standing committee of the newly elected City Council.
- C. THAT the review of agencies having received civic grants for social services for three consecutive years, as shown in Appendix III, be received for information. \*
- D. THAT financial assistance as requested by citizens' groups be submitted to Council through the Standing Committee of Council on Community Services on the following basis:
  - i) to assist citizens to organize themselves around specific neighbourhood and community issues and neighbourhood projects;

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\*Figures pertaining to grants in Appendix III have been updated subsequent to the joint meeting at the request of the Social Planning Department.



Report to Council  
Standing Committee of Council on Community Services and  
Standing Committee of Council on Finance & Administration  
February 10, 1977

Page 3

Clause No. 1 Continued

- ii) to assist citizens' groups to obtain and use expert technical and professional advice on how best to achieve the results they desire.
  - iii) that such financial assistance be for a specific time period not to exceed one year, and that grants provided by City Council not be used to cover operating deficits.
- E. THAT the Director of Social Planning establish with representatives of the Federal and Provincial Governments a formal liaison committee which would meet regularly to consider funding of community service agencies.

The meeting adjourned at approximately 2:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 266

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES



FEBRUARY 10, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 10, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 2:30 P.M.

PRESENT: Alderman Rankin, Chairman  
 Alderman Bellamy  
 Alderman Ford  
 Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Progress Report on THE 44

The Committee had before it for consideration a Manager's Report dated January 25, 1977 (copy circulated) in which the Director of Social Planning reported on the operation of THE 44 which operates seven days a week at 44 East Cordova.

A representative of the Social Planning Department appeared before the Committee to speak to the report, pointing out that THE 44 is well used by residents of the area.

Social Planning advised that the cafeteria at THE 44 is currently handling approximately 200 persons per meal and is equipped to serve approximately 500 persons per day.

The bathing facility is receiving heavy use but could be expanded if additional staff were hired.

Also appearing before the Committee was a representative of the Fire Warden with regard to the last paragraph in the Manager's Report in which the Director of Social Planning pointed out that the cafeteria cannot be used for recreational purposes after 7:00 p.m. because of fire regulations.

The representative of the Fire Warden explained that his department is compelled to enforce the regulations of the Provincial Fire Marshall and in the case of THE 44, an additional fire exit is required in the front of the building before the cafeteria can be used as an assembly use after 7:00 p.m.

It was also noted during discussion that the basement floor beneath the cafeteria is being used as an assembly hall and it too lacks proper exits to meet Provincial fire regulations.

The Fire Warden representative suggested that floor plans of the cafeteria and basement levels should be submitted to the Provincial Fire Marshall with a written request that changes required to allow public assembly use be specified.

The Deputy Director of Finance pointed out to the Committee the City is still negotiating the purchase of this building and that Council had stipulated the building be put in a satisfactory state of repair prior to the City taking possession. A new exit for the cafeteria is one of the items being specified by the City prior to its taking possession.

Continued . . . . .

Clause No. 1 Continued

The Committee conceded it would be extremely difficult to provide a new exit from the basement, and following discussion, it was

RECOMMENDED

THAT the report dated January 25, 1977 on the progress of THE 44 be received, and that the Director of Social Planning report back in one month to the Community Services Committee with respect to use of the cafeteria and basement areas for recreational activities.

2. Recreation Budget - THE 44 (Multiuse Centre) and Downtown Eastside Recreation Project

The Committee had before it for consideration a Manager's Report dated February 7, 1977 (copy circulated) in which the Director of Social Planning and the Superintendent of Parks & Recreation presented proposed budgets for the recreation component of THE 44 and the Downtown Eastside Recreation Project for 1977.

It was noted in the report the combined budgets for 1976 totalled \$46,766.00 and the estimated combined budget for 1977 is \$64,752.00, the increase accounted by salary increments and additional supervision required for THE 44's seven-day-a-week operation. Also contributing to the increase is the fact that THE 44 recreation budget is for 12 months in 1977 compared with 5 months in 1976.

The report also noted City Council's motion of April 23, 1974 stated that the Recreational Department of the Park Board operate the recreation program at THE 44 "with present staff".

The report stated that if this resolution were implemented, it would eliminate all other recreation programs to downtown eastside residents, including out trips, pre-school programs, gymnasium programs to adults and socialization opportunities to handicapped, and the level of service at THE 44 would be reduced.

In the report, the City Manager proposed two options:

- funding as requested by the Director of Social Planning and the Superintendent of Parks & Recreation which would total \$64,752.00, or
- following the intent of Council's April 23, 1974 motion with minor additions which would total \$36,687.00.

Representatives of the Social Planning Department and the Park Board spoke to the Committee on this report, and following discussion, it was

RECOMMENDED

- A. THAT funding in the amount of \$64,752.00 be provided for recreation at THE 44 comprised of \$31,761.00 for the Downtown Eastside Recreation Project and \$32,991.00 for the recreation component of THE 44.
- B. THAT in future years, the recreation budget for the downtown eastside be considered as part of the total Park Board budget.

Continued . . . .

### 3. Operating Agreement and Budgets for THE 44

The Committee had before it for consideration a Manager's Report dated January 27, 1977 (copy circulated) in which the Director of Finance and the Director of Social Planning reported on the operating agreement and budgets for THE 44 for 1977 which totalled \$242,908.79, of which the City of Vancouver's contribution would be \$67,597.50 and the Provincial Government's share would be \$175,311.29.

The total budget covers costs of the bathing facility, food services, recreation, general administration and operating costs, and rent.

In addition to the basic budget, \$26,892.00 is requested for new staff positions of which the City's share would be \$13,446.00, if the Provincial Department of Human Resources agrees to pay 50% of the cost of these additional staff positions.

The Director of Social Planning reviewed the report with the Committee and following discussion, it was

#### RECOMMENDED

- A. THAT cost-sharing between the City and the Provincial Department of Human Resources, as detailed in the City Manager's report dated January 27, 1977 and its appendices, be approved.
- B. THAT the 1976 and 1977 budgets be approved as detailed in the City Manager's report dated January 27, 1977, and that the amount of \$67,597.50 be approved in advance of the 1977 Operating Budget for the City's share of operating costs in 1977.
- C. THAT management of THE 44 continue under the Director of Social Planning who will report to the Community Services Committee prior to August 1977 on the subject of permanent auspices for this facility.
- D. THAT the recommendation of City Council of August 10, 1976, regarding approval by Council of the meal-pricing structure for THE 44, be rescinded, as the financial responsibility for meal service costs has now been assumed by the Provincial Government.
- E. THAT Council approve the additional position of a Clerk II for THE 44 at an estimated cost to the City of \$4710.00, on the understanding that the service of this employee be also used on a part-time basis by the New Central Hotel, if and when the City operates that facility, with consequent adjustment of the cost-sharing for the position.
- F. THAT the position of door attendants be established for THE 44 and at an estimated cost to the City in 1977 of \$8736.00, on the understanding that the services of door attendants be also used on a part-time basis by the New Central Hotel, if and when the City operates that facility, with consequent adjustment of the cost-sharing.
- G. THAT the establishment of door attendants and a Clerk II position for THE 44 be subject to the approval of 50% cost-sharing by the Provincial Department of Human Resources and subject to classification by the Director of Personnel Services.

REPORT TO COUNCILIVSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

February 10, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, February 10, 1977 at approximately 2:30 p.m.

PRESENT: Mayor Volrich, Chairman  
Alderman Brown  
Alderman Gerard  
Alderman Gibson  
Alderman Puil

ABSENT: Alderman Marzari

COMMITTEE CLERK: G. Barden

RECOMMENDATION1. 1977 Information Brochure Insert in Tax Notice

The Committee considered a Manager's report dated January 25, 1977 (copy circulated) wherein the Director of Finance reported on "1977 Information Brochure Insert in Tax Notice".

The Committee noted that the newsletter sent out last year was favourably received and a similar newsletter should be sent out in 1977. It was felt that the newsletter could be mailed out with the tax notice except in heavy apartment areas, where the distribution should be carried out by postal walk.

It was reported that brochures, etc. distributed by postal walk are sometimes just "dumped" in the lobby of apartment buildings and many tenants do not get copies. It was agreed that specific instructions should be given to the Post Office so that this does not happen. The Director of Finance estimated costs for such a postal walk would be \$600 - 1,000.

Following further discussion it was

RECOMMENDED

- A. THAT the City include an insert with the 1977 tax bill in the form of a newsletter at an estimated cost of \$5,500 - 6,000.
- B. THAT the distribution of the newsletter in dense apartment areas be carried out by postal walk, the Director of Finance to report back on costs.
- C. THAT the services of Mr. Elsie be used to provide the design and layout of the newsletter insert at an approximate cost of \$500.
- D. THAT the Director of Finance contact the Vancouver School Board to obtain material it wishes included.
- E. THAT the appropriate information be forwarded to Mr. Elsie to prepare the design and layout.
- F. THAT a Committee of the Mayor, City Manager and the Director of Finance review and approve the insert for the tax notice.

Cont'd . . .

Standing Committee of Council . . . . . 2  
 on Finance and Administration  
 February 10, 1977

2. Community Music School of Greater Vancouver -  
 Request for Increased Civic Grant

The Committee considered a Manager's report dated January 12, 1977 (copy circulated) wherein the Director of Finance reported on the Community Music School request for an increased civic grant.

The Community Music School is requesting an amount of \$8,100 to fund part of additional costs to correct landscaping design faults in Vanier Park, with the work to be done by the Park Board. Also the Community Music School submitted a brief dated February, 1977 requesting a cultural grant of \$20,000 for 1977 and a non-recurring grant of \$30,000 to assist in sustaining operations of the Community Music School.

The Committee felt that the cultural grant and non-recurring grant should be considered at the time of the 1977 cultural grant presentation. It was suggested that the Community Music School should bring in a revised submission on their cultural and non-recurring grant requests.

Following discussion it was

RECOMMENDED

- A. THAT a grant in the amount of \$8,100 be approved to the Community Music School to correct landscaping design faults in Vanier Park.
- B. THAT the request of the Community Music School for a cultural grant of \$20,000 for 1977 and a non-recurring grant of \$30,000 be deferred for consideration at the time of the 1977 cultural grant presentation.

3. 1977 Grant Request - Vancouver Art Gallery

The Committee considered a Manager's report dated February 1, 1977 (copy circulated) wherein the Director of Finance reported on the Vancouver Art Gallery's request for a grant of \$297,631 for 1977.

The civic cultural grant is based historically on the amount required to cover the costs of building maintenance, janitorial services, insuring the collection and basic curatorial and security costs summarized for 1977 as follows:

<u>Category of Expenditures</u>	<u>1977 Request</u>
Salaries & Fringe Benefits	\$167,102
Security	44,456
Janitorial Services	23,190
Fuel	5,900
Power	10,235
Insurance	15,273
Miscellaneous Expenses	5,420
Minor Repairs and Purchased Services	<u>13,870</u>
Total Operating & Maintenance	\$285,446
Major Building Repairs	<u>12,185</u>
TOTAL REQUEST	\$297,631

Cont'd . . .

Standing Committee of Council . . . . . 3  
 on Finance and Administration  
 February 10, 1977

Clause #3 continued:

The Manager's report analyses the 1977 grant request in relation to the 1976 grant and follows the same principle as that adopted in 1976 whereby the recommendation would be confined to funding for the same level of service provided in the prior year (1976), and anything in excess of that would be submitted for consideration.

Representatives of the Art Gallery stated that their No. 1 priority was the position of Museum Assistant. They are convinced that in the long run they will save money with an additional preparator, particularly with respect to framing. This is an activity they can do much cheaper themselves rather than contracting it out which is now the case.

The Committee felt that the position should be reviewed as to the impact of having and not having the position, costs and savings, etc.

Following further discussion the Committee considered each item separately as follows:

RECOMMENDED

- A. THAT the Position of Museum Assistant be deferred for report from the Administrative Analyst.
- B. THAT Council approve funding to the Vancouver Art Gallery for 1977 as follows:

(i)	salaries and fringe benefits	\$149,202
(ii)	security	44,456
(iii)	janitorial services	23,190
(iv)	fuel oil	5,900
(v)	power	10,235
(vi)	insurance	15,273
(vii)	miscellaneous	5,220
(viii)	minor repairs and services rendered	<u>13,870</u>
Total Operating and Maintenance		\$267,345
(ix)	Major Building Repairs	10,880
- upgrade west exit stair and corridor -		\$7,000
- paint drop and cove ceilings in north and south galleries		730
- paint rear exterior wall of gallery		- 1,000
- paint north (west) exterior wall of gallery		- 1,600
- metal shelving for collection		- 550
TOTAL		<u>\$278,226</u>

The meeting adjourned at approximately 3:30 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 266 & 267

REPORT TO COUNCIL

V

STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

FEBRUARY 10, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 10, 1977 at approximately 4.10 p.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Brown  
Alderman Gibson  
Alderman Kennedy  
Alderman Puil

ALSO PRESENT: Alderman Ford (Items 3 & 4)

CLERK TO THE  
COMMITTEE : M.L. Cross

RECOMMENDATION1. Status of Rezoning Applications

The Committee considered a memorandum dated February 7, 1977 from the Zoning Division forwarding the monthly status of rezoning applications as of January 31, 1977 (on file in the City Clerk's Office). Mr. H. Schesser, Zoning Administration Group, enquired if the Committee felt that photographs of the site and surroundings would assist members of Council at the time an application for rezoning is reported to Council.

The Committee agreed that where the Planning Department feels photographs of the site would aid members of Council, the Department would request the applicants to provide same.

## RECOMMENDED

THAT the report of the Zoning Administration Group on the monthly status of rezoning application as of January 31, 1977 be received.

2. Status Report on Major Development Permit Applications

Mr. A. Floyd, Acting Zoning Planner reported on the following major development permit applications:

- (a) D.P.A. #76566 - 756 Bidwell - erect 14 storey apartment building containing 12 dwelling units
- (b) D.P.A. #76629 - Enclave 1, Champlain Heights - construct 70 one-family dwellings
- (c) D.P.A. #76600 - Area 6, False Creek - construct marina and commercial/residential complex
- (d) D.P.A. #76481 - 955 W. Hastings - 15 storey office building - Corner of Hastings and Burrard.

Cont'd.....



Report to Council  
 Standing Committee of Council  
 on Planning and Development  
 February 10, 1977

Page 2

Clause #2 continued:

The Committee expressed concern as 70 more dwellings were going to be constructed in Areas E and F in Champlain Heights with no further community facilities being planned. It was suggested that the community and recreational facilities be paid for by residents on a local improvement basis.

With respect to the application in (c) Mr. Floyd noted that it had just been received and was being processed. More information would be provided in the next status report.

The application in (d) has not been processed as yet. Analysis may find that it conflicts with the Central Waterfront Plan. It will be considered by the Development Permit Board at a later stage. Members of the Committee objected to the bulk of the building at the corner location as it will affect the view corridor to Burrard Inlet and requested that the Planning Department ask the architects to consider redesigning the building.

RECOMMENDED

- A. THAT the verbal report of the Acting Zoning Planner on major development permit applications be received.
- B. THAT the City Manager investigate and report back on the possibilities of financing community and recreational facilities in Champlain Heights on a local improvement basis.
- C. THAT the Director of Planning convey to the applicants of D.P.A. #76481 the Committee's request for a redesign of the development due to its concerns with respect to the bulk of the building and the possibility of it affecting the view corridor to Burrard Inlet.

3. 1976 Census Figures

The Committee considered a report of the City Manager dated February 3, 1977 (copy circulated) in which the Director of Planning reports on the discrepancy between the Planning Department's estimated population figure for the City of Vancouver of 445,000 and the figure of 407,226 supplied by Statistics Canada (revised from the September, 1976 figure of 396,563). The report recommends that Statistics Canada provide additional data in order that the discrepancy can be resolved.

The Committee was concerned about the discrepancy as the Provincial Government per capita grant to cities and municipalities is based on Statistics Canada figures.

The Committee

RECOMMENDED

- A. THAT Statistics Canada be requested to provide the following additional data as soon as possible in order that the discrepancy between the City's estimates and the census figure can be resolved prior to finalization of the census data base for the whole of Canada:

Cont'd.....

Report to Council  
Standing Committee of Council  
on Planning and Development  
February 10, 1977

Page 3

Clause #3 continued:

- Revised census tract tabulation of population.
- The number of vacant and occupied dwelling units by type by census tract.
- The distribution of the number of persons per household by type of unit by census tract.

B. THAT Statistics Canada also be requested to provide early release to the City of Vancouver of all the census tract data to be contained in the census tract bulletin, since publication of this bulletin is not scheduled until the end of 1977.

C. THAT the Mayor, on behalf of the Council, write to Statistics Canada expressing the Committee's concerns.

4. Central Broadway Urban Design Guidelines

The Committee considered a report of the City Manager dated January 26, 1977 (copy circulated) forwarding a report on urban design guidelines for the North Burrard Sub-area of Central Broadway (on file in the City Clerk's Office). The report notes that on March 16, 1976 the west side of Burrard Street from 1st Avenue to the C.P.R. tracks just north of 6th Avenue was rezoned to C-3A. As this area was not included in the Central Broadway Urban Design Guidelines, guidelines were specified for the sub-area and are intended to form part of the original document.

The Committee

RECOMMENDED

THAT the Design Guidelines for the North Burrard sub-area submitted as part of the City Manager's report dated January 26, 1977 be approved as part of the Central Broadway Urban Design Guidelines.

The meeting adjourned at 4.55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 267

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

VII

February 17, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, February 17, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman  
Alderman Brown  
Alderman Gerard  
Alderman Marzari  
Alderman Puil

ABSENT: Alderman Gibson

COMMITTEE CLERK: G. Barden

RECOMMENDATION1. 1977 Preliminary Revenue Budget Estimates

The Committee considered a Manager's report dated February 15, 1977 (copy circulated) wherein the Director of Finance outlined the 1977 revenue and expenditure budget estimates submitted by Civic Departments and Boards. The preliminary estimates indicate revenues of \$156,847,376 and expenditures of \$166,202,826, which amounts to a budget deficit of \$9,355,450 before adjustment of the mill rate for general tax purposes and review of the budget detail.

The Committee questioned the practice of Civic Departments and Boards under the impression that budgets will always increase correspondingly with inflation, allowing the public's expectations to be built up accordingly when discussing programs, etc. It was felt it should be impressed upon Departments and Boards that the budget review process will have to be extremely stringent and Council will have to be very unsympathetic to Departmental appeals.

Following further discussion it was

RECOMMENDED

- A. THAT the Manager's report dated February 15, 1977 be received for information.
- B. THAT the City Manager and Director of Finance be instructed to meet with Department Heads and Boards to review the 1977 Revenue Budget Estimates as submitted and
  - (i) to make such reductions in the basic operating budget estimates as necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of services as approved by Council.
  - (ii) to eliminate all requests for increases in standards of services from the supplemental budget estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board.

Cont'd . . .

Standing Committee of Council . . . . . 2  
on Finance and Administration  
February 17, 1977

Clause #1 continued:

- (iii) report all adjustments made to the budget during  
reviews to Committee on Finance and Administration.

The meeting adjourned at approximately 4:30 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 268

REPORT TO COUNCIL

VII

STANDING COMMITTEE OF COUNCIL  
ON TRANSPORTATION

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 17, 1977 at approximately 3:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman  
Alderman D. Bellamy  
Alderman M. Ford  
Alderman M. Harcourt  
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

RECOMMENDATION

1. Proposed Widening of the Stanley  
Park Roadway

City Council on February 15, 1977, when discussing the proposed widening of the Stanley Park roadway, reaffirmed its position to jointly sponsor a public meeting with the Park Board, and further resolved that the City Engineer report back to the Standing Committee on Transportation on a City Planning Commission proposal calling for a re-examination of the necessity for seven foot shoulders.

The Committee this day considered a verbal report from the City Engineer and invited discussion from the Director of Planning; Mr. John Claydon, City Planning Commission; Mr. Phillip Tattersfield, Landscape Consultant to the Ministry of Highways and Public Works; Mr. Dale Cripps, C.B.A. Engineering, Consultants to the Ministry of Highways and Public Works; Mr. M.J. Chapman, Manager, West Vancouver Municipal Transportation; and Mr. W. A. Duncan, General Manager, Transportation, B.C. Hydro.

The City Engineer advised the proposal to widen the roadway to provide for a fourth lane for exclusive bus use would still present problems in the event of breakdowns or accidents. In an emergency situation, traffic would simply encroach on to the transit lane, plugging it and preventing emergency vehicles from getting through to the accident or breakdown scene. The seven foot asphalt shoulders included in the widening proposal would provide a continuous strip on each side of the roadway for emergency use. The City Planning Commission's concern that unnecessary blacktopping should not take place within the park area was recognized and it had been suggested several options were available for discussion. One option provided for a continuous asphalt emergency strip on only one side of the roadway; the other side would have a special treatment such as grass thus reducing the hard surface width requirement from 14 feet to 7 feet and resulting in not much more asphalt than at present. Another option provided for a system of cut-out bays recessed in the trees alongside the roadway.

Mr. Tattersfield advised the proposed roadway widening could affect approximately 65-71 trees, including a number of diseased species, and take out approximately two acres of grass and one and a half acres of brush.

Standing Committee of Council  
on Transportation  
February 17, 1977 . . . . . 2

Clause 1 cont'd

Following further discussion, it was

RECOMMENDED,

THAT prior to the joint Council/Park Board public meeting, the Standing Committee on Transportation and appropriate city officials meet with the Park Board to discuss alternative options for provision of an emergency access strip in the Stanley Park roadway widening proposal.

2. G.V.R.D. Regional Transportation Proposal

City Council on February 8, 1977 when considering a G.V.R.D. proposal for regional transportation organization and financing resolved, in part, as follows:

"THAT Council immediately commence negotiations with the G.V.R.D. on the lines of the proposed financing formula contained in the Manager's report of February 3, 1977, after it has received further detailed consideration of the Transportation Committee."

The Committee had for consideration the Manager's report dated February 3, 1977 and after a brief discussion, it was

RECOMMENDED

THAT negotiations commence immediately with the G.V.R.D. on the proposed financing formula contained in the Manager's report of February 3, 1977

FOR COUNCIL ACTION SEE PAGE(S) 268